



CITY OF LEADVILLE

Tuesday, June 14th, 2022 – 6:00 P.M.

JOINT CITY COUNCIL AND PLANNING & ZONING WORK SESSION AGENDA 800 HARRISON AVE, LEADVILLE, CO.

(Held in-person and via Zoom)

<https://leadville-co-gov.zoom.us/j/83111814072?pwd=RHppaHJJWjFTakpXSDhF...>

Meeting ID: 831 1181 4072

Passcode: 80461

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- 6:00 p.m.** 1. **Call to order of Work Session of City Council**
2. Roll Call
- 6:05 p.m.** 3. Approval of Agenda
 Agenda Revisions:
- 6:10 p.m.** 5. Housekeeping Matters
6. Public comments about items not on the agenda
 Citizens wishing to speak to council on issues not on the agenda are requested to send a message in the chat section or raise your hand in the participants section of Zoom or in person. Staff will call on public in order. Comment is limited to three (3) minutes (not including council questions). Action, if required, will be assigned to city staff. For matters on the agenda public input will be heard prior to a vote being taken on the matter.
- 6:15 p.m.** 7. Discussion on Short Term Rental Regulations
- 8:00 p.m.** 9. Adjournment

* These items may not have briefs or may have additional briefs Tuesday before the Council meeting.

Counts of STRs as of 06/08/2022

2022 Class 1 Processed	12	Several changed to Class 2 from 5/17
2022 Class 2 Processed	110	Making this more clear with CUP license count
Pending	2	2 Class 2 pending sent final email 6/10 deadline
2022 Waitlist	27	Waitlist increasing and also Class 1 inquires
2022 Non-Compliant Letter #2	16	Still need to get out 2 nd compliance letter
2022 Non-Compliant Letter #1 resolved	46	30 resolved as of 4/30/2022
2022 CUP Totals	29	Corrected # includes Class 1 that count towards the cap and new Class 2
2022 CAP Totals (Class 1 CUP & Class 2)	143	

YTD Total

2022 Total Allowed with 12% CAP	171	28 licenses remain; we have a waitlist of 27 and 16 property non-compliant list – could be over by 15 if all are on non-compliant list and waitlist. Also 1 non-renewal taking a year hiatus for health (allowed by code). Will reevaluate next year. Have to hold back 1 for this.
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Short-Term Rental Ordinance Matrix - April 2022 CAST Member Survey

Agency	Allowed in Primary Residence?	Allowed in Non-Primary Residence?	License Required?	Limit # licenses issued?	Limit # of licenses issued per person?	Fees (note \$) Study?	Which Taxes Required? (lodging, STR, excise, etc. Note %)	Who collects taxes, municipality or listing agency?	Neighbor Notification Required?
Aspen	yes	yes	yes	no - but under moratorium for new licensing and expect limits	TBD	forthcoming	lodging and sale	licenseholder must remit to city	TBD. Aspen's new regulations will be published for first reading in late May 2022.
Avon	Yes	Yes	Yes, non-transferrable	No	No	\$75	4% sales tax, 4% accommodation tax, 2% STR Tax for Community Housing	Municipality	No
Basalt									
Big Sky Resort Area District, MT									
Blue River	Yes	Yes	Yes	No	No	\$200/initial; \$150/annual	12.275% (includes 3.4% lodging tax)	State collects 8.875%; town collects the 3.4% lodging	no
Breckenridge	Yes	Yes	Yes	Yes. 2200 excluding condo/hotels (which includes another 1600 plus STR licenses)	No	\$75-\$175 license tax plus a regulatory fee of \$400 per bedroom	Sales 2.4%, Accommodations 3.5%	Both	No
Crested Butte	Yes	Yes	Yes	The number of unlimited vacation rental licenses are limited to a 30% cap of all the free market residential units located in the limited permitted zone districts.	No	\$750 for unlimited vacation rental license. \$200 for primary residence vacation rental license	9.4% total sales tax (Town, County, State, RTA), 4% local marketing district, 7.5% vacation rental excise tax = total tax rate of 20.9%	Listing agency remits to Town (& other relevant entities) as of April 1, 2022	Yes, all properties within 100ft.

Yes	No	Yes	No	Yes - Must be primary residence, only 1 primary residence allowed per person	Application Fee = \$50	Yes	Lodger's Tax = 10.75%	No
					Annual License Fee = \$100		Occupational Privilege Tax = \$48/year	AirBnb, VRBO, HomeAway, and Vacations by Owner are "licensed vendor platforms" that collect and remit lodger's tax on behalf of hosts. Denver does not have any "collection agreements" signed with booking platforms. Any platform may request to become a "licensed vendor" to facilitate tax remittance for hosts.
							Business Personal Property Tax is assessed on assets used in conducting business in Denver. The tax rate is calculated on the established value of the personal property.	

Denver

Dillon	YES	YES	NO	NO	STR LICENSE FEE - \$250, PARKING FEE \$300 x # of spaces deficient	YES	SALES & LODGING TAXES	NO
	Yes	Yes	Yes	No	\$750 permit fee, annual business license fee		Lodging, Sales	Lodging Taxes filed & remitted to Town; Sales taxes filed & remitted to State of CO (SUTS). VCAs with both Airbnb & Vrbo

Durango

Eagle County	n/a	n/a	n/a	n/a	n/a	in progress	sales	n/a
	n/a	not currently	n/a	n/a			county	

Estes Park

Yes	Yes	Yes	Yes for residentially zoned (322) No for commercially zoned	No	\$200 base fee \$50 per bedroom per Assessors	Yes to establish a workforce housing regulatory linkage fee	2% Local Marketing District Tax Vacation home workforce housing regulatory linkage fee \$1390 annual adj by CPI	Both. Town is statutory and does not collect its own tax. Regulations require each vacation home to have a sales tax license regardless of which agency they use to rent the property and collect sales and lodging tax
	Yes	Yes	Yes	No				

Mountain Village	Yes	Yes	Yes	No	No	\$165 + \$22 per sleeping room	currently working on an impact fee study	Sales tax 4.0, lodging tax 4.5 total 8.5% and remit to Town	listing agency, property manager collect taxes	No
Mt. Crested Butte	Yes	Yes	Yes	No	No	\$350 for new and \$300 for renewal	Compared fees vs costs, maybe lowering the current fee but still TBD	MTCB sales tax - 5%, MTCB Excise Tax - 2.9%	Depends - we have an agreement with VRBO and Airbnb.	No
Ouray	Yes	Yes	Yes	Yes, 120	No	Yes (new license fee: \$600; annual renewal fee: \$350)	No - compared fees with GNAR's STR data from April 2021	3.5% Lodging/15% Excise/7.75% Sales	Municipality	No
Pagosa Springs	Yes	Yes	Yes	no	no	\$166 + \$29.74/BR	in progress	13.37% total (3%County TRT;.32%State TRT; 1% City TRT; 1% City Sales; .25% County Sales; 4.85 %State; .25 County Transpo Option; .25 County Transp Infras.; .30 County Mass Transit; .25 County Add. Mass Transit; 1.6 City Resort Tax; .10 Utah ZooArtPark.	City, County, State	in some Single Family Zones, yes
Park City, UT										
Routt County	NO	NO	STRs not allowed							
Salida	YES	YES	YES	66 (75%) - Residential Zones, 99 (70%) - C/2 Historic District, 71 (25%) - Hwy 291 Corridor, 16 (35%) - Industrial Corridor, 46 (70%) - Hwy 50 Corridor	1 per person or Business Entity	First time they apply- \$470 and during renewals it is \$270	Yes	Occupational Lodging Tax	Municipality	No

Yes	Yes	Yes	No	No	Yes. Studio	No	Town of Silverthorne, Both	No
					-\$150; 1		State of Colorado,	
					Bedroom -		Summit County,	
					\$200; 2		Summit County	
					Bedrooms		Transit Tax, Summit	
					-\$250; 3		Combed Housing	
					Bedrooms		Authority	
					-\$300; 4			
					Bedrooms			
					-\$350; 5			
					bedrooms -			
					\$450; 6+			
					bedrooms -			
					\$500			

Silverthorne

Yes	Yes	Yes if not managed by management company or Airbnb/VBRO	no	no	\$85 no	Lodging & Sales Tax	Municipality except Airbnb and VBRO collect on the renters behalf.	no
yes	yes	VHR Permit required for SF/duplex outside of resort zone districts; new STR License to be adopted in 2022						

Snowmass Village

yes	yes	VHR Permit no; considering a new overlay zone with caps	no	no	VHR Permit \$500; \$75 annual renewal; new fees to be adopted with licensing ordinance	Sales and lodging tax; Voluntary collection Council is considering agreements with VRBO a STR excise tax and AirBnB	For VHR Permits only
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Steamboat Springs

Yes	Yes	Yes	No	No	In Progress	Sales tax = 6.375% collected by State. Summit County receives 2% of this.	Listing agency if Air B&B or Expedia, otherwise submitted directly to the State.	No
Yes	Yes	Yes	No	No	Yes, depends on license type. Resort Overlay Zone = \$265 Neighborhood Zones: Type I = \$215; Type II = \$320; Type III = \$105 plus CUP fee: Class 2CUP = \$1,650; Class 4 CUP = \$4,925. Renewal= \$535 for pre-existing licenses, full fee for renewals on new license types under new regulations adopted in 2021.			

Summit County

yes	yes	yes	Limited until 11/23. Limited to 750 licences for now.	no	Based on # of rooms. \$122/room	Lodging, STR tax, excise	Municipality	no
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Telluride

Teton County, WY

	Yes	Yes	Yes; Registration	No	No	Yes	\$5-\$10 for professionally managed units; \$150 for self-managed units	Yes	Sales Tax, Local Marketing District Tax	Municipality self-collects sales tax. Marketplace facilitators are required to collect and remit.	Only for Duplex Units
Vail	Yes	Yes	No	No	No						
Winter Park	Yes	Yes	No	No	No	\$125 No - anticipating in near future			4% Sales Tax, 1% Accommodation Tax, 2% Transit & Trails Tax	Listing Agency / or Municipality for independently listed	No

Whistler, BC

Concentration Limit? (i.e. # allowed/block)	Zoning Limitations? (i.e. STRS Occupancy Limits? only allowed in certain zones.)	Limits on # of nights per year?	Require a "local responsible party" to take complaints?	Mandatory response time for the responsible party to address complaint?	Utilize a 24 hour call center for complaints?	Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	STRs allowed on deed restricted units?
TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
No	Short-Term Overlay District - primarily town core	No	No	No	No	Internal Staff and LodgingRevs software for compliance notifications	No
no	2 people per bedroom plus 2	no	no	no	no	Internal staff with Citizen Serve Software	N/A
No	Town Council is looking into amending the current code to establish zoning limitations. Estimated time for changes April/May of 2022	Only on owner occupied units - 21 days a year	Responsible agent has to be available by phone	60 minutes	Yes	Compliance/discovery software, 24/7 hotline, accommodation compliance administrator, community service officer	Yes, only certain deed restrictions
No	Yes. 30% of non-deed restricted units in certain residential zone districts	Primary residence vacation rental licenses are limited to no more than 60 nights per calendar year.	Yes	Must be able to respond within 1 hour.	No	Compliance software- LodgingRevs in conjunction with internal staff	No

No No, except that STRs are limited to residential structures. If structure is properly zoned/permited, it may be licensed as an STR. No Yes - Primary Resident/Host or "local responsible party" when Host is out-of-town. No Complaints can be taken through city-wide 311 system, available Monday-Friday 7am-7pm or through emailing Licenses@denvergov.org. Noise, trash or other nuisance issues can be reported through the DPD non-emergency line 24 hours a day. Contract with Hamari (LTAS Technologies) to provide compliance data such as list of unique advertisements, locations, # of days rented, etc. Applicant must notify HOA that they intend to use property as an STR and submit affidavit to city attesting that notice has been provided. Not investigated/enforced further by city.

Application Processing/Investigations team includes 2 licensing staff and 1 supervisor.

No	No	Occupancy based on # of bedrooms (per County assessor records) x 2 occupants + 2 per property. Ex) 2 bedroom property has maximum occup. of 6 guests	No	Yes	60 minutes	Yes	Lodging Revs for: monitoring, hotline, licensing and tax filing.	No
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yes- 1 per block in single family zones	Yes. Only allowed in 2 single family zones and in mixed-use zones	yes, based on # of bedrooms and parking	In most circumstances, no	yes	yes	no	Yes- Lodging Revs	No
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n/a	no STR-specific zone limits	n/a	n/a	n/a	n/a	n/a	n/a	No
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No	Allowed in all zoning districts except Office, Commercial Heavy and Industry zoning districts	Yes - 2 per bedroom plus 2 up to 8 unless a large vacation home application has been approved (still limited to 2 per bedroom plus 2; i.e. 5 bedrooms allows 12 occupancy with approval of large vacation home application)	No	Yes	Yes - 30 minutes	Yes	LodgingRevs for compliance and 24 hotline Code Enforcement Officer to enforce fines, suspension and revocation	No
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no	no	no	yes	yes, one hour	no call center, but a complaint portal or PD	yes, MuniRevs software administered by staff	no
No	No	Yes; essentially 2 people per bedroom plus 2	Yes	Yes - 60 mins	Yes	Yes - Lodging Revs software and 1 internal staff	NO!!!
Cannot be within 250' of another existing permit	No	Set on Building inspection per limits of property maintenance code	YES	NO	NO, just regular police dispatch	Quarterly monitoring of sites and NO listings done by staff	NO
No, but working on it	Yes	# Bedrooms x2 plus 4	Yes	Yes	Yes and police	All. LodgingRevs	NA
No limit	No limitations	No limits	Required for 24/7 contact	1 hour required response time	Yes	Internal staff	Yes
No	Yes	Yes	Must be at least 2 nights a year	Yes	No	Yes (Granicus)	Unknown
NO	No	2 per room and 2 extra total	Yes	Yes	No	Yes- staff using platform MuniRevs	N/A
No	Yes	Yes - Two per bedroom plus two	Yes - 24 hour emergency contact required	60 minutes	24 hour contact required, Town does not have 24 hour hotline in service	Yes - Online monitoring and staff of 3 full time and 1 part time on collection, enforcement and audits. Currently partnering with Rentalscape	No

No	No	No	No	No	No	No	Lodging Revs and internal staff	No
No	No	No	No	Yes	Yes	No	Yes - compliance software	No

None	Yes, no R-1 (low-density residential zone)	maximum: 2 persons per bedroom + 2 additional	30 days rented per year as a Minimum	Yes and responsible party must be within 45 minutes drive time	No	No	RentalScape/Deckard	None- But heading in this direction
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no	yes, Prohibited in most Single Family Zoned areas (which are limited); and in a handful of Resort Zoned subdivisions by CCR's, but reinforced in Code	no	no	yes	yes. 20 mins	yes	compliance monitoring company (GovOS/Lodging Revs)	no
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1 Per block in residential zones	There are no specific zoning limitations but there is an Administrative Review for STRs in all zones.	Yes, determined on size, number of bedrooms etc.	In residential zones there is a max 185 nights that can be rented.	Yes	NA	No	LodgingRevs/MuniRevs	No
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No No Yes No Yes Yes No Yes No No

no no no no no no no no no no

no Considering a new overlay zone for STRs yes no; but will implement this with new licensing ordinance Under contract; will go live with new licensing ordinance Contract with Granicus; dedicated STR compliance officer no

No Yes, only allowed in residential zone districts. Yes, 2 guests per bedroom plus 2 additional guests, unless further restricted by On-Site Wastewater System. For lots in excess of 40,000 sq. ft. an owner may request additional guests through a Conditional Use Permit process. while host is present on property. Limit to 60 days per year if renting out entire home. Type II = limited to 135 nights per year. Type III = unlimited nights No annual limit if property is within the Resort Overlay Zone. Within the Neighborhood Zone it depends on License type: Type I = unlimited nights for primary resident renting out a bedroom while host is present on property. Limit to 60 days per year if renting out entire home. Type II = limited to 135 nights per year. Type III = unlimited nights Not required to be local but responsible party must respond within 1 hour of receiving a complaint. Yes, 1 hour. Yes, complaint hot line can be used via telephone or via weblink. Yes, the County utilizes Host Compliance software and internal staff to monitor compliance. No

no yes. Residential Zone district limits on # of rentals per year no Only in Residential Zone yes no no 3rd party and a Town Clerk no

No No No 2 per bedroom + 2 No Yes 30 minutes between 11PM and 7AM; 60 minutes all other times Utilize LODGINGRevs to monitor online listing platforms for compliance. No

No No Safety Requirements list complying with fire and building code Yes 60 Minutes Lodging Revs No

Use of moratoriums?	Total # of housing units	Number of licenses issued in 2021 / 326 active in April 2022	% of residential units with STR licenses	Long Term Rental Incentives?	Weblink to STR ordinance(s)	Data/Metrics that demonstrate success of regulations?	New/Innovative programs to share?	Other Notes
Yes. Currently in place		approx 1400		no				In process of writing a more comprehensive code
No	4044	247 issued in 2021 / 326 active in April 2022	8.10%	None	https://www.avon.org/z108/s-short-term-rental-enforcement	STR Tax for Community Housing totaled \$148,282 in Jan 2022 - the first month of inclusion in the municipal code	Revisiting regulation strategies with Planning & Zoning Commission / Town Council in Spring 2022	The Town is considering a new tiered STR overlay relative to resident owned/occupied properties in specific areas, a registration program with health/safety/wellness components and a registration fee relative to management/administrative costs.
No	798	185	23%	No	Yes: https://townofblueriver.colorado.gov/short-term-rentals	yes	no	License numbers and regulations are being reviewed
No	7599 - August 2021	4279 - April 2022	56%	Yes	https://www.townofbreckenridge.com/your-government/public-notices/2021-council-bills-and-ordinances https://www.townofbreckenridge.com/your-government/finance/short-term-rentals		Lease to locals	
Yes. August 3, 2021-August 3, 2022	1244	194 unlimited vacation rental licenses currently. Can be upto 212 issued but we are currently in a moratorium. 10 Primary residence vacation rental licenses.	16% of total residential units	None	https://www.crestedbutte-co.gov/index.asp?SEC=0DA56E89-36E1-4A3A-8001-5F16483DEFCD&Type=B_BA SIC	The loss of long-term rental units in Town has stalled since enacting vacation rental regulations in 2018. Hard to draw causality, but there is a correlation.	None	Town will be reviewing and updating the vacation rental ordinance by the end of 2022.

No

Approx. # of housing units (2019 study) = 306,714

Approx. # of currently active STR licenses = 2,316

Less than 1%.

No

Link to Ordinance = https://library.municode.com/co/denver/codes/code_0_year. 2019 = 511, 2020 = 297, 2021 = 183, 2022 YTD (February) = 19.

- 87.5% licensure rate.

- # of complaints declining year-over-year. 2019 = 511, 2020 = 297, 2021 = 183, 2022 YTD (February) = 19.

EMUCO_CH33LO_ARTIISHR - # of Notices of Violation and Citations issued declining year-over-year. 2019 = 785, 2020 = 295, 2021 = 18

MRE

Link to Rules = https://www.denvergov.org/files/assets/public/business-market/short_term_rental_signed_rules_01.25.19.pdf

Impact on housing stock removed from market is limited due to primary residence requirement.

Per 2019 DEDO study, STRs do not have a significant impact on home and rent prices city-wide. Moderate to weak correlation with rent/price increases at the census tract level where STRs are concentrated. Unclear whether STRs are driving increases or high-value/growth areas are attracting more STRs.

Changes were made to STR ordinance in 2020 that makes it illegal for booking platforms to process illegal (unlicensed) transactions. This puts the responsibility onto booking platforms to ensure that any transactions being conducted through their platforms are for licensed STR properties. However, it does not tell the booking platforms HOW they have to ensure that they are licensed, thus it is in full compliance with the Communications Decency Act. This has resulted in very high licensing rates of STRs

Licensee must obtain and maintain liability insurance to cover use of STR in an amount determined appropriate by the Insurance Company insuring the STR, except that the amount of coverage may not be less than one million dollars (\$1,000,000) in the aggregate.

No	1492	370	25%	Town is developing incentive for ADU (Accessory Dwelling Units), fees waived of approx. \$14K	https://library.municode.com/co/dillon/codes/municipal_code?nodeId=DIMUCO_C_H6BULIRE_ARTXISHRMRELI	# of Properties licensed, lodging tax revenues	Updated STR regulations approved on 3/1/2022.	All STR licenses expire annually on 5/31.
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No	Approx 8600	125	1.50%	No	www.durangogov.org/vacationsrentals			
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No	33,174	n/a	currently unknown	Yes	n/a	n/a	not yet - Minturn requires 2 yrs a primary residence before STR	Currently beginning nexus study using vendor. Licensing likely to follow. Fees/regs TBD.
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Yes - moratorium on the Town's residential waiting list	approximately 5,000	471 with 322 residential	unknown	No	www.estes.org/recordsportal		Residential Cap Moratorium on residential transferability Moratorium on accepting residential application due to growing waitlist to 6 to 8 years	Implementation of workforce housing fee
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As of October 2021 residential properties licensed are no longer transferable to a new owner

no	1800?	250	?	no	no	https://library.municode.com/co/fraser/ordinances/municipal_code?nodeId=861987	Looking at increasing annual fees and non-compliance fees
No	Approx 3650	Approx 730 (currently in renewal period)	20.00%	No	No	Short-Term Rental Regulations - Frisco Town Government (friscogov.com)	Excise tax passed April 5, 2020
NO	4,298 per Colorado State Demographer	99 Total, 11 ATR (Accessory Tourist Rentals)	88 STR, 2.30%	No	No	https://library.municode.com/co/glenwood_springs/co_des/municipal_code?nodeId=TIT070DECO_ART070.030USRE_070.030.030UECST	In 2019 additional regulations were put in place that has resulted in a decrease of approximately 1/3 in permitted units well as required building inspections and fees for permits
No		350		No	Yes		
None	9416	900	9.50%	None at county level	None	https://www.co.grand.co.us/DocumentCenter/View/17978/Short-Term-Rental-Regulations	None
No	Unknown	Unknown	Unknown	No	No	chrome-extension://efaidnbmnnnibhdo-gov/sites/cityofleadville/files/Ordinance%206%2C%20Series%202020%2C%20STR%20amendments_0.pdf	FAQ and website good source of info. Continues to be a conversation and can be amended in the future. https://cityofleadville.colorado.gov/short-term-rental-licensing
We are considering due to impacts to local housing.	5,997	3,376		56% considering options	None at this time but	https://library.municode.com/ca/mammoth_lakes/_code_of_ordinances	Transitioning from a operator based certification system to a property based certification system
						https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5828	Including the annual budget and TOT collection totals for each agency would be useful for comparison

No	estimated 1695 housing units that could be rented	511 as of 2/28	0.301474926	No	Ch. 5.01 Business Licensing and Regulations Mountain Village Municipal Code	We are working on an STR impact fee study currently
No	1676	668	39%	Yes - through the housing authority	https://mtcb.colorado.gov/sites/mtcb/files/documents/Ordinance%2010%20Series%202021.pdf	No
No	811 (2019 ACS)	100	12.30%	None at this time	https://www.cityofouray.com/city_offices/community_development_vs3/short-term_rentals.php	Cap & Trade Program: We have seen 8 previous or at one point "in process" STRs move to LTR because of a property owner provides (3) long-term rental units, (1) STR license may be issued on the same property (e.g. "quadplex" can have 1 STR license if the City has met its cap, and if 3 LTR units are provided).
No	8000 res units; Approx. 5100 NR units	2400	63%	primary residents (including rentals of 180 days +) pay .55 of appraised value; Rentals/2ndary pay 1%	https://parkcity.municipalcodeonline.com/book?type=ordinances#name=4-5-3_Regulation_Of_Nightly_Rentals	
Yes	Roughly 2600 housing units across all zones.	Currently 225 STR units in Salida	3.50%	Yes, City approved a program called Open Doors.	https://library.municipalcode.com/co/salida/codes/code_of_ordinances?nodeId=CH6BU_LIRE_ARTVISHRMREBULI	Too early to determine since it was implemented in December 2021.

No	2500	220	8.80%	No	No	https://www.silverthorne.org/town-government/finance-administrative-services/short-term-rental-licenses	No	None
no	408 STR	Do not have a specific STR license yet.	None	N/A	None	Snowmass Village in the process of reviewing our STR process.		
yes, while overlay zone is being drafted	~10,000	225 VHR permits; ~3000 total STRs	VHR permits 2.25%; total STRs 30%	no				
Yes, County called a 90 day moratorium in 2021 to allow time to revise STR regs and ordinance.	Approximately 16,000 units in unincorporated County	4,573 Licenses	Approximately 28.4%	Yes, "Leasing to Locals Program" provides \$8,000 to convert STR to 5 month lease and \$20,000 for 1 year lease.	https://www.summitcounty.co.gov/DocumentCenter/View/23986/STR-Regulations?bidid=	Yes, previously mentioned Leasing to Locals Program and Housing Helps Program, which provides money to existing homeowners, or buyers, who agree to deed restrict their property to local workers.	N/A	
yes currently until 11/23 ??	750	?	yes	https://telluride.municipal.codes/TMC/6	not yet...			

No 7,359 2,454 31% None https://code.library.amlegal.com/codes/vailco/latest/vail_co/0-0-0-18601

No 2,770 1,152 41% Yes <https://wpgov.com/wp-content/uploads/2021/06/O552.pdf> Registration new October 2021, have added more than 200 rentals to registration, so capturing previously unlicensed properties, 49 bedrooms booked through Long-term Rental Incentives Anticipate updates to policy in the coming year Long-term rental incentive partnering with business was good metric for understanding critical current workforce housing needs. partnering closely with