

**CITY OF LEADVILLE, COLORADO  
RESOLUTION NO. 8  
SERIES 2020**

**A RESOLUTION DELAYING THE ENFORCEMENT OF THE CITY'S  
CODE PROVISIONS PROHIBITING THE USE OF ACCESSORY  
DWELLING UNITS AS SHORT-TERM RENTALS**

**WHEREAS**, Section 17.60.020 of the Leadville Municipal Code, as amended by Ordinance No. 3, Series 2009, expressly prohibits the use of ADUs as short-term rentals for terms of less than thirty (30) days in the R-1, R-2, TR and RC zone districts of the City; and

**WHEREAS**, the City adopted short-term rental regulations and definitions via Ordinance No. 1, Series 2019, codified at Chapter 5.12 of the Municipal Code, which requires any person operating a short-term rental to obtain a city license for such activity; and

**WHEREAS**, City Council understands that there are numerous owners of ADUs within the City that have listed and booked their ADUs for short-term rental in 2020; and

**WHEREAS**, no ADU in the R-1, R-2, TR and RC zone districts may be used as a short-term rental or be licensed for such use under the City's current Municipal Code provisions; and

**WHEREAS**, to-date, the City has not enforced the Municipal Code provisions prohibiting the use of ADUs as short-term rentals as specified above and finds it appropriate to delay such enforcement; and

**WHEREAS**, current property owners that have an existing ADU used for STR upon registration of that ADU will not be in violation as through December 31, 2020.

**WHEREAS**, City Council desires to delay enforcement until January 1, 2021 and to require that all owners of ADUs used as short-term rentals in the R-1, R-2, TR and RC zone districts end all short-term rental uses of such ADUs no later than December 31, 2020.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO, THAT:**

**Section 1.**     **Delayed Enforcement.** The City Council hereby directs City staff to allow existing ADUs currently used as short-term rentals in the R-1, R-2, TR and RC zone districts of the City to continue operating as short-term rentals until December 31, 2020. Beginning on January 1, 2021, the City may begin citing such ADU owners for violations of the Municipal Code if they continue use of the ADUs for short-term rentals.

**Section 2.**     **Status.** Nothing herein is intended to, nor shall be deemed to, convert an illegal use to legal nonconforming status, or create any vested right.


**Section 3.** **Effective Date.** This Resolution shall take effect upon its approval by the City Council.

ADOPTED THIS 18TH DAY OF FEBRUARY, 2020.

CITY OF LEADVILLE, COLORADO

By:   
Greg Labbe, Mayor

ATTEST:

  
Deputy City Clerk

ADOPTED by a vote of 7 in favor and 0 against, and 0 abstaining, this 18th day of February, 2020.