



Community Planning & Permitting

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BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

December 3, 2020 at 9:00 A.M.

Hearing to be Held Virtually due to COVID-19

Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update

Description: Text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling Rental and Bed and Breakfast Lodging Uses.
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INTRODUCTION

On July 2, 2019, the Board of County Commissioners (BOCC) authorized Community Planning & Permitting (CP&P) staff to pursue text amendments to the Short-Term Dwelling Rental and Bed and Breakfast provisions in the Boulder County Land Use Code (the “Code”). Subsequently, in March 2020, the Colorado State Legislature passed bill HB 20-1093 authorizing counties, including Boulder County, to license and regulate short-term rentals. As a result, CP&P Staff are proposing a two-pronged approach to regulate short-term rentals: first, text amendments to the Boulder County Land Use Code and second, a Licensing Ordinance. The text amendments and the Licensing Ordinance will work together to regulate short-term dwelling rentals in Boulder County.

Therefore, staff recommends the Boulder County Board of County Commissioners approves and adopts the proposed Land Use Code text amendments and, further, that the Board of County Commissioners adopt the proposed text amendments only if the coordinating Licensing Ordinance is also approved and adopted.

OBJECTIVES AND SCOPE

The existing use provisions for Short-Term Dwelling Rentals were created in 2008 as part of DC-07-002. These provisions need an update considering the prolific growth of short-term rentals and how the impacts of that growth could benefit or burden the county. Staff has heard consistent input from county residents that the existing regulations do not adequately address the impacts of short-term rentals. Staff are particularly concerned about balancing the benefits and burdens of Short-Term Dwelling Rentals, maintaining housing stock and housing affordability, better addressing impacts of the use, and more effective enforcement of Short-Term Dwelling Rental regulations. Moreover, best planning and land use regulation practices regarding short-term rentals have evolved since 2008. As a result, staff proposes the attached Land Use Code text amendments for the Bed and Breakfast and Short-Term Dwelling Rental uses, along with a Licensing Ordinance (Attachments A and B).

The main objectives of the proposed text amendments are to clarify the Bed and Breakfast use and to differentiate among multiple types of short-term rental uses and address their associated impacts, both positive and negative. Staff recognizes that short-term rentals have many benefits to private property owners and the community, including offering supplemental income, supporting the local economy through tourism, creating local job opportunities, and fostering a sense of community between short-term rental hosts and guests. It is also recognized that short-term rentals can have negative impacts on the health, safety, and welfare of guests occupying them and the surrounding community. These include increased housing costs, depletion of long-term housing opportunities, and various safety and health hazards associated with transient lodging in rural areas where infrastructure and services are limited and where guests may be unfamiliar with unique risks that exist, such as wildfire.

In conjunction with the text amendments is the proposed Licensing Ordinance, which is aimed at facilitating safe accommodations, addressing potential negative impacts to neighbors and the community, and providing more effective enforcement mechanisms for short-term rentals. Because of its integral role in regulating short-term rental uses proposed as part of the text amendments, staff recommends that the Board of County Commissioners include the adoption of the proposed Licensing Ordinance as a condition of approving the proposed text amendments.

BACKGROUND AND RESEARCH

CP&P staff extensively researched the history of, regulations adopted by other jurisdictions for, and best planning practices addressing impacts and enforcement of short-term rentals to guide the proposed text amendments and Licensing Ordinance. Research also included collecting comments from and having meetings with referral agencies and the public, which are addressed under their respective sections later in the Staff Recommendation.

Background

Renting out a home on a short-term basis is not a novel concept. Dating back to the 19th and 20th centuries, boardinghouses offered short-term rentals and were considered “places for new residents to get their city sea legs.”⁸ (refer to page C1 in Attachment C – Sources). Boardinghouses were also an “early form of affordable housing.”⁸ Over the years, short-term rentals transitioned from dedicated facilities, like boardinghouses, to the home rental market. With the advent of the internet, these home-based short-term rentals could be advertised more broadly.

Colorado has a particularly rich history with recreation and summer/seasonal homes.^{Footnote 1} In fact, the internet’s very first vacation rental was a condo in Colorado in 1995.⁸ Boulder County itself is no stranger to seasonal homes and vacation cabins. Many townsites and communities in unincorporated Boulder County have a history of seasonal population fluctuations. For example, following a fraught search for gold in the townsite of Eldora, many old mining cabins were turned into summer houses, and tourism kept the town alive as a small community prior to the Eldora Mountain ski resort.³

While the idea of renting out a home on a short-term basis is not a new concept, the number of properties available for short-term rental and the frequency with which they are rented have drastically increased over the past decade.⁴ One of the most well-known web platforms used to advertise short-term dwelling rentals, Airbnb, launched in 2008.⁹ Now there are over one hundred different web platforms that advertise short-term dwelling rentals (Flipkey, VRBO, Booking.com, etc.) and some evidence suggests that the global short-term dwelling rental market has grown at least 1,530% since 2011 (see Attachment E). As shown in Figure 1 below, records demonstrate that in unincorporated Boulder County there are nearly 700 properties available for rent on a short-term basis as of September 2020. An overwhelming majority of those properties for rent have not gone through the appropriate CP&P registration and Land Use Code review process.

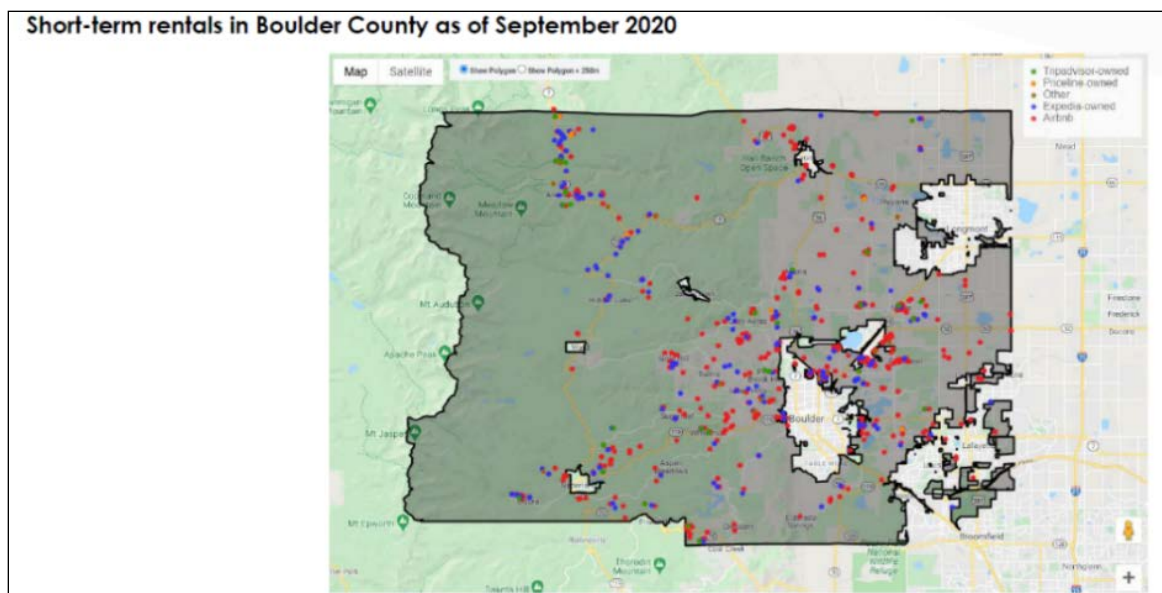


Figure 1: Map of Advertised Short-Term Rentals in Unincorporated Boulder County (see Attachment E)

Impacts

The drastic growth of the short-term rental market is not without impacts that can both benefit and burden the county. Staff has heard from the community that short-term rentals provide many benefits including: supplement income to assist property owners with retirement, mortgage payments,

¹ Colorado has enough of a history to warrant an entire book on the subject. See Melanie Shellenbarger, *High Country Summers: The Early Second Homes of Colorado, 1880-1940* (The University of Arizona Press, 2012)

property tax payments, and property maintenance; local economic support by bringing tourism and agritourism to the county and providing local jobs; bringing more tax money to the county; and building community between the hosts and renters. However, staff has also heard from the community that short-term rentals can cause many burdens including: impacting housing stock and affordability; altering the rural/residential character of neighborhoods as a result of increased traffic, parking conflicts, noise, and parties; impacting community safety in terms of wildfire; impacting occupant safety in terms of building conditions and proper septic system usage; and burdening the county with the cost of enforcement (see Attachment D).

One of the biggest concerns about short-term rentals is the effect that the market can have on housing stock and housing affordability. Numerous reports conclude that short-term rentals negatively impact housing stock and housing affordability in communities.^{2, 5, 9} The most direct concern exists when housing units are converted from long-term rentals to short-term rentals, thereby removing those homes from the available housing supply in a community that, in the case of Boulder County, has long struggled with housing stock and affordability. However, there is also concern about how an increase in the concentration of short-term rentals in an area drives up property values and, subsequently, rent.^{Footnote 2} While it is true that there are many compounding factors when it comes to affordable housing in a community, "... there is a simple underlying dynamic between [short-term rentals] and the rental market... [t]ourists and renters are non-overlapping populations with different needs, traditionally served by non-overlapping markets."⁵ As a result, there can be no denying that the short-term rental market has a negative impact on housing supply and affordability. Even if that impact does not seem large, "[d]emand for housing is inelastic" which means that even small changes in supply can cause significant changes in the cost of housing.² Thus, when drafting the regulations, staff prioritized its concern for housing stock and housing affordability.

Researchers have also studied racial equity as it relates to impacts of short-term rentals on communities. As housing stock decreases in a community, including from short-term rental impacts, it spurs displacement, gentrification, and segregation.⁵ Moreover, in Boulder County, housing wealth is concentrated among high-income, white households.^{Footnote 3} Therefore, allowing property owners to rent out multiple residential properties on a short-term basis might increase racial and socio-economic disparities by providing more opportunities for wealth creation among this historically privileged cohort.² At the same time, the ability to rent out one's own home might lower the barriers of entry to homeownership for some individuals.

Outside of the issues associated with housing supply and homeownership, the "who" and "how" of short-term dwelling rentals shows disparities based on class and race. When thinking about who is able to benefit from renting out a home on a short-term basis, there is little demand for short-term dwelling rentals in lower- and middle-income neighborhoods.⁵ For example in Los Angeles, the city's most expensive neighborhoods account for over two-thirds of the city's Airbnb revenue.⁵ When evaluating race, African American hosts earn 12% less than white hosts for equivalent rental listings.⁵ Moreover, minority guests are systematically denied lodging by hosts.⁵ As a result, the short-term rental market might exacerbate the inequitable distribution of wealth, as the benefits of short-term rentals are not shared equally among all people.

Although much of the current research focuses on how large cities, such as Los Angeles and New York City, are impacted by short-term rentals, the lessons learned in those cities can still inform how this use might impact Boulder County. Ultimately, staff's goal is eloquently summarized by Yassi

² Studies about the Airbnb expansion in New York City suggest that the short-term rental market may have raised average rents by nearly \$400/year for city residents. Bivens, "The Economic Costs and Benefits," 3

³ Boulder County's population is 90% white with 62% of housing units owner-occupied and a median value of owner-occupied units of \$462,200, according to the U.S. Census Bureau Population Estimates Program and American Community Survey 5-Year Estimate for 2019.

Eskandari-Qajar and Jannelle Orsi: to “generate inclusive opportunities for local wealth-creation, while still balancing the needs of all members of the community.”⁴

SUMMARY OF PROPOSED TEXT AMENDMENTS

The proposed text amendments include updates to both the Short-Term Dwelling Rental and Bed and Breakfast uses in Article 4 of the Land Use Code. The current Code defines Bed and Breakfasts as “an owner-occupied or tenant-occupied single-family dwelling unit offering transient lodging accommodations within that dwelling where meals may be provided” and only distinguishes them from Short-Term Dwelling Rentals in terms of the meals offered and the occupancy limitation. The proposed text amendments to the Bed and Breakfast use clarify it as “a facility offering transient lodging accommodations to one or more booking parties” where a meal is provided and the owner or manager both resides on the premises and is also present during all rental periods.

The proposed amendments to the Bed and Breakfast use also include aligning the zoning districts in which they are allowed with other existing principal lodging uses and the county’s goals for housing stock and affordability, clarifying that they cannot be used for weddings or other events, and allowing Special Review (SU) applications for additional capacity. Additionally, staff found that the potential for impacts on housing is low for Bed and Breakfasts, since they function more similarly to traditional transient lodging and do not typically displace housing that would otherwise be used for long-term rentals.

As opposed to the Bed and Breakfast use, Short-Term Dwelling Rentals serve only one booking party at a time, may or may not serve meals, and may or may not be owner- or manager-occupied. The current Code treats all Short-Term Dwelling Rentals equally, regardless of the specific site or operational circumstances. However, based on the research showing the need for a nuanced approach to short-term rentals with an eye towards housing impacts, staff proposes differentiating short-term rentals into three different categories:

1. **Primary Dwelling Short-Term Rental:** A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where the dwelling unit is the primary residence of the owner. This use category is aimed at providing supplemental income to full-time resident homeowners and is anticipated to have a low impact on housing stock and affordability.
2. **Secondary Dwelling Short-Term Rental:** A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where: a) The dwelling unit is not the primary residence of the owner; b) The dwelling unit is rented 60 days per year or less; and c) The dwelling unit is rented with a two-night stay minimum. This use category is aimed at providing supplemental income to part-time residents or second homeowners that may use their property seasonally, or for properties not suited for year-round habitation. It is anticipated to have a moderate impact on housing stock and affordability.
3. **Vacation Rental:** A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where: a) The dwelling unit is not the primary residence of the owner; and b) The dwelling unit is rented more than 60 days per year. This use category is for more traditional short-term rental properties that are purely for commercial purposes and have the potential for a high impact on housing stock and affordability. The number of properties eligible for this use is much more limited and does not include those within residential platted subdivisions, which are areas designated for housing, or properties less than one acre in size. This limitation is meant to preserve affordability and avoid the potential for negative impacts from a commercial use due to proximity to neighbors.

Each of these types of short-term rentals will be required to comply with the proposed Licensing Ordinance and will need to maintain an active Short-Term Rental License or Vacation Rental License to operate within Boulder County. Below in Table 1 is an overview of the distinctions among the Accessory and Lodging Uses proposed in the Land Use Code text amendments, with additional requirements under the Licensing Ordinance.

OVERVIEW OF PROPOSED USE CATEGORIES				
	Accessory Residential Uses		Principal Lodging Uses	
Characteristics/ Requirements	Primary Dwelling Short- Term Rental	Secondary Dwelling Short- Term Rental	Vacation Rental	Bed and Breakfast
License Required	✓	✓	✓	
Intensity of Use	Low	Moderate	High	Moderate
Potential Impact on Housing	Low	Moderate	High	Low
Intensity of Review Process	Low	Moderate	Moderate to High	Low to High
Land Use Review Process Required	None	LU/LUW in All Zoning Districts	LU in B, C, LI, GI and for Properties > 5 Acres in F, A, RR, and MI SU for Properties > 1 Acre and < 5 Acres in F, A, RR, and MI	None in B, C, LI, and GI LU/LUW for ≤ 3 Rooms/6 Guests in F, A, RR, SR, ER, MI, and H SU for > 3 Rooms/6 Guests in F, A, RR, SR, MI, and H
Zoning Districts	All	All	Not Allowed in ER, SR, MF, MH, H, ED, or T	Not Allowed in MF, MH, ED, or T
Allowed in Platted Subdivisions	✓	✓		✓
Use is Housed in a:	Single-Family Dwelling Unit	Single-Family Dwelling Unit	Single-Family Dwelling Unit	Facility
Primary Residence of the Owner	✓			Optional
Owner- or Manager-Occupied	✓			✓
Local Manager Required ^{^+}	✓	✓	✓	✓
Serves a Meal	Optional	Optional	Optional	✓
Number of Booking Parties Allowed at a Time	One	One	One	Multiple
Occupancy Limit ^{*+}	2 Adults/Sleeping Room (Max 8 or as Limited by Septic Size)	2 Adults/Sleeping Room (Max 8 or as Limited by Septic Size)	2 Adults/Sleeping Room (Max 8 or as Limited by Septic Size)	As Approved through Land Use Review

Limitation on Number of Days Rented	None	≤ 60 Days	None	None
Minimum Night Stay	None	2 Nights	None	None
Proof of Primary Residence Required ⁺	✓			
Proof of Taxes Required ⁺	✓	✓	✓	May be a Condition of Land Use Review Approval
Proof of Insurance Required ⁺	✓	✓	✓	
Building Inspection Required ⁺	✓	✓	✓	
Wildfire Mitigation Required (Zone 1 Only) ⁺	✓	✓	✓	

*Table 1: Overview of Proposed Use Categories (^Unless property owner resides on the premises during all rental periods; *Unless otherwise approved through the applicable Land Use Review; +Proposed under the Licensing Ordinance)*

As seen in Table 1 above, Bed and Breakfasts and each of the three short-term rental categories requires a different level of review and is limited to different zoning districts. This differentiation is directly related to staff's evaluation of each use's potential intensity and potential impact to housing stock and affordability.

Primary Dwelling Short-Term Rentals are seen as the lowest intensity use and lowest risk for impact to housing stock as these homes are the host's primary residence (owner-occupied) meaning the host has a vested interest in making sure rental parties are respectful of the property, the neighborhood, and will be able to address any issues that arise directly and promptly. This category is most often used to provide supplemental income and, thus, could help rather than hurt the housing affordability crises in Boulder County. As a result, Primary Dwelling Short-Term Rentals have no review process under the Land Use Code and owners will simply need to get a Short-Term Rental License and comply with the Licensing Ordinance.

In contrast, Vacation Rentals have the highest intensity of land use and highest potential to impact housing stock and affordability and, therefore, have the highest intensity of review and the most limitations on the use. A secondary residence with an absentee owner rented more than 60 nights per year raises greater concerns with health and safety hazards associated with transient lodging in rural areas where infrastructure and services are limited and where guests may be unfamiliar with unique risks, such as wildfire. Moreover, as it involves a secondary residence, this use directly removes housing stock from the market. As a result, Vacation Rentals require significant Land Use review processes to evaluate impacts, they are not allowed in platted areas or dense neighborhoods or neighborhoods where multifamily housing is built and affordability is of greater concern, and they are restricted to larger parcels in fewer zoning districts (see maps on pages C8-C7 in Attachment C). These larger parcels are not likely to be affordable units in Boulder County and, thus, there is less concern with their impact on housing stock if used for short-term rentals. Maps included in Attachment C visually demonstrate where this type of use is allowed.

The use intensity and housing impact of both Secondary Dwelling Short-Term Rentals and Bed and Breakfasts fall somewhere between Primary Dwelling Short-Term Rentals and Vacation Rentals and their review processes and zoning districts are drafted accordingly.

Staff also proposes adoption of a Limited Impact Special Review Waiver (LUW) for Bed and Breakfasts and Secondary Dwelling Short-Term Rentals that qualify. Under this special provision in Article 4-602 for Special Review and Limited Impact Special Review (LU), the requirement for Limited Impact Special Review may be waived if the Director determines that the Bed and Breakfast or Secondary Dwelling Short-Term Rental will not have any significant conflict with the criteria listed in Article 4-601. In addition, the Director may impose written terms and conditions on these uses that may be reasonably necessary to avoid conflict with the review criteria. The purpose of this provision is to provide flexibility for an administrative review process, if based on the specific site and operational circumstances, it is determined that the proposed use has low potential for negative impacts.

One minor addition to the proposed text amendments is the clarification of the Dwelling definition in Land Use Code Article 18-137. Currently, seasonal vacation cabins are excluded from the definition. Staff proposes removing this exclusion since a seasonal vacation cabin is a prime use case for a Secondary Dwelling Short-Term Rental. All dwelling units used for short-term rental purposes must still meet the structural, health, and safety requirements in the proposed Licensing Ordinance.

Comparison with Existing Regulations

Table 2 below provides a visual representation of the summary described thus far in terms of how the proposed regulations differ from the current regulations.

COMPARISON OF CURRENT AND PROPOSED REGULATIONS					
Short-Term Dwelling Rentals	Current Code (Lodging Use)		Proposed Code (Accessory Use and Lodging Use)		
	By-Right <i>(Anything > 14 Nights Must Comply with Additional Provisions)</i>	LU/LUW	Primary Dwelling	Secondary Dwelling (60 day max with 2 night min. stay)	Vacation Rental
F, A, MI	≤ 45 Nights	> 45 Nights	By-Right	LU/LUW	SU if > 1 Acre and Unsubdivided or LU if > 5 Acres and Unsubdivided
RR	≤ 14 Nights	> 14 Nights	By-Right	LU/LUW	SU if > 1 Acre and Unsubdivided or LU if > 5 Acres and Unsubdivided
ER, SR, MF	≤ 14 Nights	> 14 Nights	By-Right	LU/LUW	Not Allowed
H, T	≤ 45 Nights	> 45 Nights	By-Right	LU/LUW	Not Allowed
B, C	≤ 45 Nights	> 45 Nights	By-Right	LU/LUW	LU
LI, GI	≤ 14 Nights	> 14 Nights	By-Right	LU/LUW	LU
ED	≤ 45 Nights	Not Allowed	By-Right	LU/LUW	Not Allowed
Bed and Breakfast	Current Code		Proposed Code		
F, A, RR, SR, MI	LU (Limited to 3 Rooms/6 Guests)		LU (≤ 3 Rooms/6 Guests) or SU (> 3 Rooms/6 Guests)		
ER	Not Allowed		LU (Limited to 3 Rooms/6 Guests)		

B, C, LI, GI	Not Allowed	By-Right (Similar to Overnight Lodging)
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Table 2: Comparison of Current and Proposed Regulations

Comparison with Other Jurisdictions

As staff drafted these regulations, they reviewed regulations in a variety of other jurisdictions, but focused most heavily on other Colorado jurisdictions (see Attachment C). The following table (also in Attachment C) helps compare the proposed regulations to other Colorado communities:

COMPARISON WITH OTHER JURISDICTIONS								
Jurisdiction	License Term (Yrs)	Allowed in Secondary Residence?	Max Nights?	Min. Night Stay?	Allowed in all Residential Zoning Districts?	Limit on Total Number of Licenses?	Limit on Number of Licenses per Person?	Admin Approval?
Boulder County	2	Yes, Limited	Yes, for Secondary Dwelling Use	Yes, for Secondary Dwelling Use	Yes, Except Vacation Rentals	No	Yes	Some
City of Boulder	4	No	No	No	Yes	No	De Facto Limitation; Must be Primary Residence	Yes
City of Longmont	1	Yes, 1 per Resident	No	No	Yes	No	Yes, for Secondary Residence	Mostly
Town of Nederland	1	Yes, Limited	Yes	No	Yes	No	Yes	Yes
Chaffee County	1	Yes	No	No	Yes	No	No	Yes
Clear Creek County	1	Yes	No	No	Yes	No	No	Yes
Summit County	1	Yes	No	No	Yes	No	No	Mostly
Grand County	1	Yes	No	No	Yes	No	No	Yes
Larimer County	One-Time Permit	Yes	No	No	Yes	No	No	No

Table 3: Comparison of Proposed Regulations to Other Jurisdictions' Adopted Short-Term Rental Regulations

Table 3 demonstrates that most jurisdictions do not regulate short-term rentals based on maximum number of nights per year, minimum night stays, or limits on the total number of licenses in an area. Planning best practices indicate that these types of provisions are very difficult to enforce because of resource constraints and the inability to verify. Consequently, they are not worth including in regulations. ^{Footnote 4}

⁴ Discussions with two companies that help local jurisdictions with short-term dwelling rental regulation enforcement, Host Compliance and LodgingRevs, indicated that formal limits on the number of days rented is not enforceable because that type of occupancy data is not available without doing a formal audit of each property. Moreover, formal caps cause "haphazard limits on who can benefit." Eskandari-Qajar and Orsi, "Regulating Short-Term Rentals," 7.

SUMMARY OF PUBLIC ENGAGEMENT AND FEEDBACK

CP&P Staff have conducted multiple public engagement opportunities since the inception of this process. Table 4 below provides a timeline of these efforts.

SUMMARY OF PUBLIC ENGAGEMENT	
Activity	Timeframe
Board of County Commissioners authorization to proceed with Code amendment	July 2, 2019
Allenspark Community Meeting	October 2, 2019
Online Survey	October 28, 2019- December 2, 2019
Meeting with Fire Chiefs (Nederland, Lefthand, Four Mile Fire Protection Districts)	November 22, 2019
Meeting with Boulder Rural Fire Protection District	December 5, 2019
Virtual Coffee with a Planner (notice provided via posters, email, and webpage)	July 13-July 24, 2020
Virtual Open House (notice provided via posters, email, and webpage)	July 30, 2020
Referral to over 100 agencies, including homeowners' associations and community groups (see Attachment E)	August 26, 2020
Cultural Broker (Latinx Community – Translated for SUMA Newsletter)	September 8, 2020
Virtual Allenspark Community Meeting (at the request of community members)	September 10, 2020
Virtual Open House (notice provided via posters, email, and webpage)	September 17, 2020
Sent postcards to or emailed all applicants, public commenters, public hearing speakers, and adjacent property owners of Short-Term Dwelling Rental dockets since 2017	October 1-2, 2020
Racial Equity Panel Presentation	October 8, 2020

Table 4: Summary of Public Engagement for DC-19-0005

Racial Equity and Socioeconomic Equity

Throughout the public engagement process, staff heard from property managers, companies that regulate short-term rentals, people that currently have or want to have a short-term rental in the county, and some people opposed to short-term rentals. Staff did not hear from people outside of Boulder County who might benefit from the Primary Dwelling Short-Term Rental use to afford Boulder County homes or who might be burdened by decreased housing stock from Vacation Rentals. Staff did not have a racially diverse group attending virtual sessions and may not have heard from

people who do not have access to or have minimal access to internet or technology, such as computers and smartphones.

Staff wants to acknowledge that those who traditionally are able to participate in public hearing processes might not be representative of the entire community. Staff worked to incorporate those comments received but also understands that Boulder County includes many underrepresented groups and opinions and worked to balance the outcome of these regulations with a lens towards racial and socioeconomic equity to the best of their ability.

Online Survey Results

Staff created and distributed an informational survey for any member of the public to answer with questions about short-term rentals in Boulder County. A copy of this survey is included in Attachment D. This survey was open from October 28, 2019, to December 2, 2019, and 1,567 people responded. Of those respondents, 60% self-selected as full-time unincorporated Boulder County residents.

According to the survey, a majority of the respondents thought short-term rentals should be allowed as a use in unincorporated Boulder County, provided there was some local management requirement and some form of owner-occupancy or residency requirement. The respondents also thought that minimum night stays were not appropriate. Staff notes that the survey respondents are not a representative sample of unincorporated Boulder County and the survey was used for informational purposes only.

Summary of Public Comments Received

Staff received numerous public comments throughout this process, including approximately 75 unique written comments. The comments received were fairly evenly split between those individuals asking for the regulations to be favorable towards short-term rentals, those asking for the regulations to be as stringent as possible against short-term rentals, those asking for something in between, and those just asking questions of the process and proposed text amendments and Licensing Ordinance. All public comments received are included in Attachment D.

Below are the most common public comments received and staff's response to those comments:

- Concerns over safety and neighborhood character including increased congestion, parking, noise, wildfire, and feeling of community.
 - Staff Response: Many concerns were brought up regarding concerns about neighborhood character and safety. Staff acknowledges that the origins of protecting neighborhood character came from a place of excluding “undesirable residents” which often meant excluding racially and socioeconomically diverse people. As a result, staff focused on the tangible concerns of neighborhood character such as traffic, parking, noise, trash, etc., and not the intangible sense of neighborhood character which is often informed by everybody's own individual biases, conscious or unconscious. To that end, staff has been sure to include on-site parking requirements and has clarified that short-term rentals cannot be used for weddings, receptions, or other private or public events. Staff also included many requirements in the Licensing Ordinance regarding neighborhood character including noise, trash, parking, wildfire, building safety. Staff also proposes not allowing Vacation Rentals, a commercial use, within platted subdivisions to further protect residential neighborhood character.
- Desire to require owner-occupied short-term rentals and a local management contact
 - Staff Response: Primary Dwelling Short-Term Rentals have a Primary Residence requirement, also known as an owner-occupied requirement. Rentals that do not have this Primary Residence Requirement are restricted in other ways, such as zoning

districts allowed or number of nights rented. Staff requires all short-term rentals to have a local manager who is available to be on the property within one hour to address any concerns.

- Expressions of how short-term rentals help supplement income for retirement, agriculture, property taxes, and maintaining homes and family cabins.
- Expressions of how property owners who use short-term rentals develop relationships with the renters and feel a positive cultural and community exchange in that way.
- Expressions of how short-term rentals provide economic benefits to the local community.
 - Staff Response to the above three bullet points: Staff acknowledges that there are many positive benefits of short-term rentals and is working to enhance those benefits while mitigating the burdens.
- Desires for Boulder County to increase taxes on short-term rentals, collect occupancy or lodging taxes, and tax properties using short-term rentals as commercial and not residential properties.
 - Staff Response: Taxes can be broken up into three categories:
 - State Sales Tax and Local Sales and Use Tax: All short-term rentals in Boulder County are subject to both of these taxes. The State of Colorado Department of Revenue collects the State Sales Tax and Local Sales and Use Tax on behalf of Boulder County and remits the relevant portion of those taxes to Boulder County. As a result, in the Licensing Ordinance, all short-term rental licensees are required to provide a state sales tax license number or proof that they do not advertise on platforms other than Airbnb, VRBO, and HomeAway, which remit that tax on behalf of the property owners.
 - Local Property Tax: This tax is governed by the Boulder County Assessor's Office. The text amendments and Licensing Ordinance do not influence whether the Assessor will tax short-term rentals as commercial property, residential property, or a mix of both.
 - Local Lodging Tax: This tax is also known as an occupancy tax. Boulder County does not have a local lodging tax and does not plan on instituting a local lodging tax. The money gained from a local lodging tax must be used in a very specific way, to advertise tourism, and that is not a priority for Boulder County at this time. Additionally, any proposed taxes or changes to taxes are subject to TABOR and cannot be addressed in the Code or a licensing ordinance. Staff will be proposing a licensing fee program to offset the costs of administering the licenses and enforcing the ordinance.
- Concern about the current lack of enforcement of short-term rentals and desire that future regulations be more enforceable.
 - Staff Response: CP&P currently regulates short-term rentals using a complaint-based system. As part of this update, CP&P will actively enforce the short-term rental regulations. Staff is in the process of evaluating how best to pursue active enforcement, including the option of hiring a third-party.
- Concern about overregulation.
 - Staff Response: CP&P worked to streamline the process for Primary Dwelling Short-Term Rentals. Staff understands that the process for Secondary Dwelling Short-Term Rentals and Vacation Rentals is more involved as a result of staff's concerns of the greater intensity of use and impact to housing stock/affordability for these types of short-term rentals.
- Desire to allow some second homes to be used as short-term rentals as there are many individuals with family cabins or second homes that they use frequently, care for as a primary home, and rent out on a limited bases to help with costs.
 - Staff Response: Staff proposes the Secondary Dwelling Short-Term Rental category as a way to allow some secondary residences to be rented out on a short-term basis

for a limited number of nights to accommodate these concerns. The limitations on this category will ensure that it does not impact housing stock or affordability.

SUMMARY OF REFERRAL AGENCY FEEDBACK

This application was referred to a wide range of agencies and departments, including all homeowner associations and fire protection districts. A significant number of agencies did not respond, which is regarded as a response with no conflict, per Land Use Code Article 3-204.C.1.b. All responses received are included in Attachment E and summarized below:

Boulder County Public Health: Requested that indoor radon gas testing be required and the results supplied to all renters.

Boulder County Parks and Open Space – Conservation Easement Program (CE Program): Requested that all short-term rental licensing applications for parcels that have a Boulder County Conservation Easement over those licensed premises be referred out to the Boulder County POS CE Program for review. Also confirmation that the Secondary Dwelling Short-Term Rental Use was considered an Accessory Use and not a Lodging Use.

Boulder County Building Safety & Inspection Services Team: Provided redlined comments clarifying the Boulder County Building Safety and Inspection portion of the Licensing Ordinance. Requested that Energy Audits be required for Vacation Rentals. Provided clarity regarding what rooms can be used as sleeping rooms for guests.

Boulder County Wildfire Mitigation Team: Provided redline comments on the wildfire mitigation requirements asking that all subjective evaluation of Wildfire Partners Assessments be removed. Provided clarification for Fire Restrictions provisions and asked that any outdoor fires to be built in fire rings, stoves, grills, or fireplaces provided for that purpose.

Lyons Fire Protection District: Requested that all sleeping rooms have functional and approved sized egress windows and that an exit route diagram be posted inside each sleeping room.

Agencies that responded with no conflict: Town of Erie, Mountain View Fire Protection District, Louisville Fire Protection District, City of Longmont Fire Department, City and County of Broomfield, Boulder County Office of Sustainability, Climate Action, and Resilience, Grand County Planning and Zoning Department.

PLANNING COMMISSION HEARING

This application was considered by the Boulder County Planning Commission at a public hearing on October 21, 2020. Commissioners Sam Libby (Vice-Chair), Mark Bloomfield (Second Vice-Chair), Lieschen Gargano, Gavin McMillan, Sam Fitch, and Daniel Hilton were in attendance. Commissioners Ann Goldfarb (Chair), Melanie Nieske, and Todd Quigley were excused.

Jasmine Rodenburg, Senior Planner, presented the proposed text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling Rental and Bed and Breakfast Lodging Uses. Eight members of the public spoke during the public comment period, including Bobby Rothschild (via email), Samuel Arieti, Debby Browne (pooled time with Luann Strom), Bernie Strom, Patrick Commerford, Nicholas Mirialakis, Brian and Rosemary Donahue, Giovanni Ruscitti, Richard Harris, Phil Stern, Sandy Nelson, Ilona Dotterrer, and Denise Donnelly. Comments included concerns about impacts on neighborhood character, impacts on property values, applicability to existing and non-conforming short-term rentals, enforceability, and generally both under-regulation and over-regulation of short-term rentals.

Based on public comments and testimony and through discussion among the Commissioners, the Planning Commission determined that the criteria for amending the Land Use Code had been met. Consequently, Commissioner Gavin McMillan moved that the Boulder County Planning Commission recommend that the Board of County Commissioners approve docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update and adoption of the proposed text amendments, with staff's recommended condition of concurrently adopting the proposed Short-Term Rental and Vacation Rental Licensing Ordinance. Commissioner Sam Fitch seconded the motion, and the motion passed unanimously.

Additionally, the Planning Commission directed staff and the Board of County Commissioners to consider several changes to the proposed text amendment. Their suggestions and staff's responses are summarized below:

- Reduce the minimum acreage below the one-acre minimum in the Vacation Rental use.
 - Staff Response: The one-acre minimum has a long history in the Boulder County Forestry Zone District as the first zoning code (1944) required a one acre minimum for permanent dwellings. Staff proposes a one-acre minimum for Vacation Rentals for a variety of reasons, including that larger parcels more easily absorb potential impacts such as traffic, parking, and noise instead of exporting them to neighboring properties. In addition, smaller parcels are more affordable, and removing them from the Vacation Rental use will reduce negative impacts on housing affordability. Thus, staff found that smaller parcels are less appropriate for this use category since those parcels have the highest potential for negative impacts on neighboring parcels and uses and housing stock and affordability. Although staff recognizes that there may be parcels less than one acre that may meet certain criteria relevant to the Vacation Rental use, one acre was found to be the most logical limitation to impose within the Forestry, Agricultural, Rural Residential, and Mountain Institutional Zoning Districts given existing and anticipated development patterns. Therefore, staff does not recommend reducing the minimum acreage for the Vacation Rental use.
- Increase the 60-day limitation in the Secondary Dwelling Accessory Short-Term Rental use.
 - Staff Response: The Secondary Dwelling Accessory Short-Term Rental use was added to the proposed text amendments after staff heard from the community that there was a need for a third category to capture seasonal cabins and secondary homes often used by their owners, but also rented to guests for supplementary income. Numerous examples of these situations are seen in the Allenspark/Meeker Park area where older family cabins, many not winterized, have historically been rented out during the summer tourism season when not in use by their owners. Staff found that renting these homes for 60 days per year at an average of \$172 per night would result in approximately \$10,000 of additional annual revenue to help cover property maintenance costs and taxes.^{Footnote 5} In addition, under the current Land Use Code, the limit for a Short-Term Dwelling Rental with administrative review only is 45 nights per year. Therefore, the increase to 60 nights per year for this accessory use was found to be adequate for the community since the purpose of the category is to cover the seasonal rental of homes during a six-month window, resulting in rentals being available for one-third of that time. Thus, staff does not recommend increasing the 60-day limit for this category.
- Establish a waiver or other process to ask for an exception to these regulations.
 - Staff Response: To protect the integrity and purpose of the proposed text amendments, and due to the high costs of additional staff time to review exceptions,

⁵ Data collected by Host Compliance, which is a company that helps local jurisdictions with short-term dwelling rental regulation enforcement, indicates that the current average nightly short-term rental rate in unincorporated Boulder County is \$172.

staff does not recommend modifying the text amendments to include an option to waive the proposed regulations.

- Add an administrative process for the Secondary Dwelling Accessory Short-Term Rental Use
 - Staff Response: An administrative review process option is already included as part of the text amendment for this use category. Staff proposes the adoption of a Limited Impact Special Review Waiver (LUW) for Secondary Dwelling Short-Term Rentals that qualify. Under this special provision in Article 4-602 for Special Review and Limited Impact Special Review (LU), the requirement for Limited Impact Special Review may be waived if the Director determines that the Secondary Dwelling Short-Term Rental will not have any significant conflict with the criteria listed in Article 4-601. This waiver of the LU by the Director essentially converts LU process requiring a public hearing to the LUW process which is administrative. The purpose of this provision is to provide flexibility for an administrative review process, if based on the specific site and operational circumstances, it is determined that the proposed use has low potential for negative impacts.
- Review of the efficacy of the Text Amendments and Licensing Ordinance after they get implemented, perhaps annually.
 - Staff Response: Staff does not recommend adopting specific language within the text amendment itself regarding future reviews of the adopted code. However, staff is supportive of requiring a review of the text amendments (and licensing ordinance) following full implementation. A timeframe of one to three years is suggested for the first efficacy review, since that would allow adequate time for full implementation and data collection, and subsequent reviews may also be appropriate. It will be important for specific criteria and metrics for review to be identified as Planning Commission did not provide this direction. Therefore, staff recommends adding a requirement to that effect in the resolution.
- Further mechanisms for communication with the public to demonstrate and show what the current regulations are and what will be changing due to the new regulations.
 - Staff Response: As part of the implementation process if adopted, staff will create a robust public information webpage that provides detailed information about the uses, restrictions, licensing process, and planning review processes. This webpage will include specific examples, “what if” scenarios, and frequently asked questions to help inform the public of the new short-term rental regulations.

RECOMMENDATION

Article 16-100.B of the Boulder County Land Use Code contains criteria for amending the text of the Land Use Code. Staff reviewed the proposed text amendment against these criteria and finds the following:

1) The existing text is in need of the amendment.

The existing text regulating Short-Term Dwelling Rentals and Bed and Breakfast uses was adopted in 2008. Since 2008, the short-term rental market has experienced significant growth and more recent research concludes that short-term rentals negatively impact housing stock and housing affordability. In addition, staff has received consistent input from Boulder County residents that the current code does not adequately address the impacts of short-term dwelling rentals, and county staff has been unable to enforce the text governing short-term rentals, as evidenced by the number of non-compliant rentals shown in Figure 1. In the past decade, the best practices for regulating short-term dwelling rentals has significantly changed and, with new authority under the State laws to license short-term rentals, Boulder County now has the ability to implement a more effective ordinance. Therefore, staff finds that the existing text is in need of amendment and this criterion is met.

2) The amendment is not contrary to the intent and purpose of this Code.

The Boulder County Land Use Code is enacted to protect and promote the health, safety, and general welfare of present and future inhabitants of Boulder County. The proposed text amendments seek to regulate short-term rentals in a way more consistent with that objective by balancing the benefits and burdens of short-term dwelling rentals, protecting housing stock and affordability, and improving enforcement mechanisms for violations of the short-term dwelling rental text provisions. Therefore, staff finds the proposed text amendments are not contrary to the intent and purpose of the Code and this criterion is met.

3) ***The amendment is in accordance with the Boulder County Comprehensive Plan.***

The Boulder County Comprehensive Plan provides the following guidance in relation to tourism and housing:

- Economics Element Section 1.04 Tourism and Recreation: *“Boulder County acknowledges and values the tourism and recreation industries for the diversity and vitality they bring to the local economy. The county seeks to provide opportunities for these industries to thrive without placing an undue burden on the county’s resources or compromising its rural character.”*
- Housing Element Section 3.06: Prioritize Housing for Residents: *“The county prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism-serving uses such as short-term rentals. The county evaluates applications for tourism-serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character.”*

The proposed text amendments seek to balance the economic and cultural benefits of tourism through short-term rentals with the need to prioritize preserving housing units for Boulder County residents, workers, and their families. Therefore, staff finds the proposed text amendments are in accordance with the Boulder County Comprehensive Plan and this criterion is met.

Staff finds that the criteria for a Land Use Code text amendment have been met. Further, staff finds that the proposed text amendments appropriately balance the competing values of housing stock and affordability, a tourism economy, and the health, safety, and welfare of Boulder County residents. Therefore, staff recommends that the Board of County Commissioners ***approve docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update and adopt the proposed text amendments***, with the following conditions:

1. The Land Use Code text amendments shall only be effective if adopted concurrently with Ordinance No. 2020-01: An ordinance by the Board of County Commissioners for the County of Boulder for the Licensing of Short-Term Dwelling Rentals and Vacation Rentals within the unincorporated area of Boulder County.
2. The efficacy of the Land Use Code text amendments shall be reviewed within three years of adoption, but no sooner than one year following full implementation. The criteria and metrics for review must be established as part of the implementation plan.

4-101 Forestry (F) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I) (S)
 - d. ~~Short-Term Dwelling~~ Vacation Rental (I) (S)

C. Accessory Uses Permitted (see 4-516)

- 18. Primary Dwelling Short-Term Rental
- 19. Secondary Dwelling Short-Term Rental (I)

4-102 Agricultural (A) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I) (S)
 - d. ~~Short-Term Dwelling~~ Vacation Rental (I) (S)

C. Accessory Uses Permitted (see 4-516)

- 22. Primary Dwelling Short-Term Rental
- 23. Secondary Dwelling Short-Term Rental (I)

4-103 Rural Residential (RR) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I) (S)
 - b. ~~Short-Term Dwelling~~ Vacation Rental (I) (S)

C. Accessory Uses Permitted (see 4-516)

- 21. Primary Dwelling Short-Term Rental
- 22. Secondary Dwelling Short-Term Rental (I)

4-104 Estate Residential (ER) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. ~~Short-Term Dwelling Rental (I)~~
 - a. Bed and Breakfast (I)

C. Accessory Uses Permitted (see 4-516)

- 19. Primary Dwelling Short-Term Rental
- 20. Secondary Dwelling Short-Term Rental (I)

4-105 Suburban Residential (SR) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I) (S)
 - b. ~~Short-Term Dwelling Rental (I)~~

C. Accessory Uses Permitted (see 4-516)

- 17. [Primary Dwelling Short-Term Rental](#)
- 18. [Secondary Dwelling Short-Term Rental \(I\)](#)

4-106 Multifamily (MF) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. ~~Short-Term Dwelling Rental (I)~~

C. Accessory Uses Permitted (see 4-516)

- 15. [Primary Dwelling Short-Term Rental](#)
- 16. [Secondary Dwelling Short-Term Rental \(I\)](#)

4-107 Manufactured Home Park (MH) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. ~~Short-Term Dwelling Rental (I)~~

C. Accessory Uses Permitted (see 4-516)

- 14. [Primary Dwelling Short-Term Rental](#)
- 15. [Secondary Dwelling Short-Term Rental](#)

4-108 Transitional (T) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - c. ~~Short-Term Dwelling Rental (I)~~

C. Accessory Uses Permitted (see 4-516)

- 16. [Primary Dwelling Short-Term Rental](#)
- 17. [Secondary Dwelling Short-Term Rental \(I\)](#)

4-109 Business (B) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - c. ~~Short-Term Dwelling~~ [Vacation](#) Rental (I)
 - d. [Bed and Breakfast](#)

C. Accessory Uses Permitted (see 4-516)

- 16. [Primary Dwelling Short-Term Rental](#)
- 17. [Secondary Dwelling Short-Term Rental \(I\)](#)

4-110 Commercial (C) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - c. ~~Short-Term Dwelling~~ [Vacation](#) Rental (I)
 - d. [Bed and Breakfast](#)

C. Accessory Uses Permitted (see 4-516)

- 16. [Primary Dwelling Short-Term Rental](#)

17. Secondary Dwelling Short-Term Rental (I)

4-111 Light Industrial (LI) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - c. ~~Short-Term Dwelling~~ Vacation Rental (I)
 - d. Bed and Breakfast

C. Accessory Uses Permitted (see 4-516)

20. Primary Dwelling Short-Term Rental

21. Secondary Dwelling Short-Term Rental (I)

4-112 General Industrial (GI) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - c. ~~Short-Term Dwelling~~ Vacation Rental (I)
 - d. Bed and Breakfast

C. Accessory Uses Permitted (see 4-516)

20. Primary Dwelling Short-Term Rental

21. Secondary Dwelling Short-Term Rental (I)

4-117 Mountain Institutional (MI) District

B. Principal Uses Permitted

- 7. Lodging Uses (see 4-507)
 - a. Bed and Breakfast (I) (S)
 - d. ~~Short-Term Dwelling~~ Vacation Rental (I) (S)

C. Accessory Uses Permitted (see 4-516)

18. Primary Dwelling Short-Term Rental

19. Secondary Dwelling Short-Term Rental (I)

Use Tables • 4-507 Lodging Uses [TO BE UPDATED]

Use Tables • 4-516 Accessory Use [TO BE UPDATED]

4-507 Lodging Uses

A. Bed and Breakfast

- 1. ~~Definition: An owner-occupied or tenant-occupied single family dwelling unit offering transient lodging accommodations within that dwelling where meals may be provided.~~
- 2. ~~Districts Permitted: By Limited Impact Special Review in F, A, RR, SR, and MI~~
- 3. ~~Parking Requirements: One space per guest room in addition to the two spaces required for the single family dwelling~~
- 4. ~~Loading Requirements: None~~
- 5. ~~Additional Provisions:~~

- a. ~~A Bed and Breakfast may have no more than three guest rooms or serve no more than six guests per night.~~
- 1. Definition: A Facility offering transient lodging accommodations to one or more booking parties at a time for a rental duration fewer than 30 days where:
 - a. At least one meal per day is provided; and
 - b. A manager or owner resides on the premises; and
 - c. A manager or owner is present during all rental periods.
- 2. Districts Permitted:
 - a. By Limited Impact Special Review in F, A, RR, SR, ER, H, and MI provided there are no more than three guest rooms or no more than six guests served per night.
 - b. By Special Review in F, A, RR, SR, H, and MI if there are more than three guest rooms or more than six guests served per night.
 - c. By right in B, C, LI, and GI
- 3. Parking Requirements: One space per guest room in addition to one space for the residing manager or owner. All parking must be on-site.
- 4. Loading Requirements: None
- 5. Additional Provisions:
 - a. A Bed and Breakfast may not be marketed or used for weddings, receptions, or similar private or public events.
 - b. Historic Accessory Dwelling Units are eligible for this use.

~~E. Short-Term Dwelling Rentals~~

- 1. ~~Definition: A dwelling that is rented in durations of less than 30 days. This includes dwellings rented out by individual owners and dwellings rented out on behalf of an owner by a property management group. Dwellings rented on a month-to-month or longer basis shall not be considered as part of this use but rather part of the otherwise applicable dwelling use.~~
- 2. ~~Districts Permitted:~~
 - a. ~~By right in all districts if rented between one and 14 nights per year, with no additional use restrictions under this Article 4-507(E).~~
 - b. ~~By right in A, F, H, MI, T, B, C, and ED if rented between 15 and 45 nights per year, provided the Additional Provisions (Article 4-507(E)(6)) are met.~~
 - c. ~~By Limited Impact Special Review in RR, ER, SR, MF, MH, LI, and GI if rented 15 or more nights per year, provided the Additional Provisions (Article 4-507(E)(6)) and the special use criteria in Article 4-601 of this Code are met.~~
 - d. ~~By Limited Impact Special Review in A, F, H, MI, T, B, and C if rented 46 or more nights per year, provided the Additional Provisions (Article 4-507(E)(6)) and the special use criteria in Article 4-601 of this Code are met.~~
- 3. ~~Parking Requirements: One space per bedroom~~
- 4. ~~Loading Requirements: None~~
- 5. ~~Additional Provisions For All Short-Term Dwelling Rentals:~~
 - a. ~~Historic accessory dwelling units are eligible for short-term dwelling rental use. Family care and agricultural accessory dwelling units are not eligible for this use.~~
- 6. ~~Additional Provisions For Rentals of 15 Nights or More Per Year:~~

- a. ~~Short-term dwelling rentals subject to these Additional Provisions as specified above, must meet the following standards:~~
- ~~(i) Owners must complete a short-term dwelling rental registration form and submit it to the Land Use Department where the registration form shall be available for public review. The registration form will include the address of the rental unit, the number of bedrooms in the house, the owner's name, address, and phone number, and the name and phone number of a property manager, if applicable.~~
 - ~~(ii) Dwellings must have an on-site wastewater system recognized and approved by Boulder County Public Health according to their applicable regulations. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.~~
 - ~~(iii) Dwellings must have been constructed under a valid building permit and received final inspection approval and meet applicable Building Code requirements as required when the dwelling was constructed or when upgrades to the structure subject to a building permit were made. Structures built before building permit requirements were imposed shall be structurally sound, with any plumbing, electrical, and heating and cooling systems in a good state of repair.~~
 - ~~(iv) The parcel on which the dwelling is located must be a legal building lot under this Code, and legal access from a public road to the subject parcel must be demonstrated.~~
 - ~~(v) Dwellings must contain operable fire extinguishers in each bedroom and in the kitchen.~~
 - ~~(vi) Dwellings must contain operable smoke detectors in each bedroom and additional locations where appropriate.~~
 - ~~(vii) Dwellings must contain an operable carbon monoxide detector in the dwelling installed as per the manufacturer's instructions.~~
 - ~~(viii) This use must comply with the adopted Boulder County noise ordinance as applicable.~~
 - ~~(ix) A map clearly indicating the subject parcel boundaries and appropriate parking spaces must be provided to renters.~~
 - ~~(x) For dwellings rented out 45 nights or less per year, two adults per bedroom with a maximum of eight people may occupy one dwelling, unless the Director approves a greater capacity, which can be demonstrated based on parking, parcel size, the on-site wastewater system, or other relevant circumstance.~~
 - ~~(xi) For dwellings rented 46 nights per year or more, the maximum occupancy of the dwelling shall be two adults per bedroom with a maximum of eight people or a lower number of people based on the size of the permitted and approved on-site wastewater system, unless the Director approves a greater capacity, which can be demonstrated based on parking, parcel size, the on-site wastewater system, or other relevant circumstance.~~
- b. ~~For rental intensities that require Limited Impact Special Review:~~

- ~~(i) The requirement for Limited Impact Special Review may be waived if the Director determines the short-term dwelling rental will not have the potential for significant conflict with the criteria listed in Article 4-601 of this Code. The Director may impose written terms and conditions on the short-term dwelling rental use as may be reasonably necessary to avoid conflict with the review criteria in Article 4-601. Any short-term dwelling unit for which the Director waives Limited Impact Special Review shall still be subject to the Additional Provisions of Article 4-507(E)(6).~~
- ~~(ii) Notice of the waiver application being reviewed shall be sent to referral agencies and adjacent property owners.~~
- ~~(iii) If the Director grants a waiver, the owner shall submit an annual report to the Department which shall be made available for public review. The report shall indicate the number of nights the dwelling was rented in the previous year, the number of bedrooms, contact information for the owner and property manager (if applicable) of the dwelling, and additional items as required by the Director related to the administration of this Article 4-507(E).~~
- ~~c. Compliance with these additional provisions shall be the responsibility of the owner. The County reserves the right to enforce these provisions in accordance with applicable zoning and building enforcement procedures.~~

E. Vacation Rental

1. Definition: A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where:
 - a. The dwelling unit is not the primary residence of the owner; and
 - b. The dwelling unit is rented more than 60 days per year.
2. Districts Permitted:
 - a. By Special Review in F, A, RR, and MI, provided the property is greater than 1 acre in size and on unsubdivided land.
 - b. By Limited Impact Special Use Review in F, A, RR, and MI, provided the property is greater than 5 acres in size and on unsubdivided land.
 - c. By Limited Impact Special Use Review in B, C, LI, and GI.
3. Parking Requirements: One space per Sleeping Room in addition to one space for the local manager. All parking must be on-site.
4. Loading Requirements: None
5. Additional Provisions:
 - a. All Vacation Rentals must maintain a valid Boulder County Vacation Rental License.
 - b. A Vacation Rental may not be marketed or used for weddings, receptions, or similar private or public events.
 - c. Accessory Dwellings are not eligible for this use.

4-516 Accessory Uses

W. Primary Dwelling Short-Term Rental

1. Definition: A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where the dwelling unit is the primary residence of the owner.
2. Districts Permitted: By right in all districts
3. Parking Requirements: Three spaces, or one space per designated Sleeping Room in addition to one space for the owner or local manager, whichever is greater. All parking must be on-site.
4. Loading Requirements: None
5. Additional Provisions:
 - a. All Primary Dwelling Short-Term Rentals must maintain a valid Boulder County Short-Term Rental License.
 - b. A Primary Dwelling Short-Term Rental may not be marketed or used for weddings, receptions, or similar private or public events, with the exception of those by-right events hosted by one or more of the individuals who reside on the property.
 - c. Historic Accessory Dwelling Units are eligible for this use.

X. Secondary Dwelling Short-Term Rental

1. Definition: A single-family dwelling unit offering transient lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where:
 - a. The dwelling unit is not the primary residence of the owner;
 - b. The dwelling unit is rented 60 days per year or less; and
 - c. The dwelling unit is rented with a two-night stay minimum.
2. Districts Permitted: By Limited Impact Special Review in all districts
3. Parking Requirements: Three spaces, or one space per designated Sleeping Room in addition to one space for the owner or local manager, whichever is greater. All parking must be on-site.
4. Loading Requirements: None
5. Additional Provisions:
 - a. All Secondary Dwelling Short-Term Rentals must maintain a valid Boulder County Short-Term Rental License.
 - b. A Secondary Dwelling Short-Term Rental may not be marketed or used for weddings, receptions, or similar private or public events, with the exception of those by-right events hosted by one or more of the individuals who reside on the property.
 - c. Accessory Dwellings are not eligible for this use.

4-602 Special Provisions

G. Limited Impact Special Review Waiver for Bed and Breakfast and Secondary Dwelling Short-Term Rental

1. The requirement for Limited Impact Special Review may be waived if the Director determines that the Bed and Breakfast or Secondary Dwelling Short-Term Rental will not have any significant conflict with the criteria listed in Article 4-601 of this Code.
2. The Director may impose written terms and conditions on these uses that may be reasonably necessary to avoid conflict with the review criteria in Article 4-601 of this Code.
3. The Bed and Breakfast must comply with the Additional Provisions outlined in Article 4-507.A of this Code. The Secondary Dwelling Short-Term Rental must comply with the Additional Provisions outlined in Article 4-516.X of this Code.

4. Notice of the waiver application being reviewed shall be sent to referral agencies and adjacent property owners in accordance with Article 3-204 of this Code.
5. The Director shall not issue the determination for 15 days following such notification and shall consider any comments received by the public.

18-137 Dwelling

A. A building or portion thereof used exclusively for residential occupancy, including one-family dwellings and multiple-family dwellings, but not including hotels, motels, tents, ~~seasonal vacation cabins~~, camper trailers, or other structures designed or used primarily for temporary occupancy.

B. A dwelling shall also include the following types of residential buildings which are factory made and not constructed on site:

1. Manufactured homes which are not less than 24 feet in width and 35 feet in length, which are installed on an engineered permanent foundation in accordance with all applicable County requirements, and which have a brick, wood, or cosmetically equivalent exterior siding and a pitched roof, pursuant to C.R.S. 30-28-115(3)(a), as amended; and
2. Factory built modular housing which is certified by the State of Colorado to meet Uniform Building Code requirements pursuant to the Colorado Housing Act of 1970, C.R.S. 24-32-701, et seq., as amended.

ORDINANCE NO. 2020-01

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER FOR THE
LICENSING OF SHORT-TERM DWELLING RENTALS AND VACATION RENTALS WITHIN THE
UNINCORPORATED AREA OF BOULDER COUNTY

RECITALS

- A. Boards of County Commissioners are empowered by C.R.S. § 30-15-401(1)(s) to “license and regulate” the short-term rental of residential Dwelling Units and to “fix the fees, terms, and manner for issuing and revoking licenses”; and
- B. The use of residential Dwelling Units as short-term rentals has grown drastically in the past decade; and
- C. The short-term rental of residential Dwelling Units can benefit communities by offering supplemental income to property owners, supporting the local economy through tourism and agri-tourism, creating local job opportunities, and fostering community between the short-term rental hosts and renters; and
- D. Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including an increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and
- E. Boulder County has received numerous comments expressing concern about how the short-term rental of Dwelling Units might impact housing stock and the residential and rural character of Boulder County; and
- F. Boulder County “prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism serving uses such as short-term rentals. The county evaluates applications for tourism serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character” as outlined in the Boulder County Comprehensive Plan Section 3.06; and
- G. This Ordinance intends to: (1) facilitate safe short-term rental of residential Dwelling Units in a way that balances the benefits and burdens on the local community; (2) preserve existing housing stock and protect housing affordability; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and
- H. Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S §30-15-401(8).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER AS
FOLLOWS:

Section 1: Definitions

- A. The definitions found in the Boulder County Land Use Code will apply to this Ordinance, except the following words, terms, and phrases will have the following meanings:
 - 1. Director: The Director of the Boulder County Community Planning & Permitting Department, or the Director’s designee.
 - 2. License: A Short-Term Rental License or Vacation Rental License issued pursuant to this Ordinance.
 - 3. Licensee: The person or legal entity who is issued the License.
 - 4. Licensed Premises: The parcel or lot on which the Short-Term Rental or Vacation Rental is located.

5. Major Offense: Any violations of this Ordinance that endanger the health, safety, or welfare of the public, as determined by the Director.
6. Minor Offense: Any violations of this Ordinance that are procedural or do not endanger the health, safety, or welfare of the public, as determined by the Director.
7. On-Site: Contiguous parcels or lots under the same ownership and control as the Licensed Premises.
8. Primary Residence: The Dwelling Unit in which a person resides for more than six (6) months out of each calendar year. A Dwelling Unit is presumed to not be a Primary Residence if (1) the entire unit is offered and available for rent for more than twenty days in any month; (2) the person's spouse or domestic partner has a different Primary Residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address. These presumptions are rebuttable, but each must be rebutted by credible evidence from the party claiming that the dwelling is a Primary Residence.
9. Short-Term Rental: Includes Primary Dwelling Short-Term Rentals and Secondary Dwelling Short-Term Rentals, as defined in the Boulder County Land Use Code.
10. Sleeping Room: Any rooms or areas within the Licensed Dwelling Unit that are intended to be used as a sleeping place for guests.
11. Vacation Rental: Defined in the Boulder County Land Use Code.

Section 2: License Required

- A. Local License Required. It is a violation of this Ordinance to operate a Short-Term Rental or Vacation Rental within the unincorporated area of Boulder County, Colorado, or any municipality which consents to the application of this ordinance within its jurisdiction, without a current Short-Term Rental License or Vacation Rental License.
- B. A property which is deed-restricted as affordable housing is not eligible for a License.
- C. Only one License of any type (Short-Term Rental License or Vacation Rental License) may be issued to each person and any legal entities associated with that person, including trusts, corporations, estates, or associations.

Section 3: Licenses

- A. Short-Term Rental License and Vacation Rental License: The Director is authorized to issue a Short-Term Rental License or a Vacation Rental License under the terms and conditions of this Ordinance. Licensees remain subject to all other federal, state, or local law requirements including the Boulder County Land Use Code.

Section 4: Licensing Procedure

- A. An application for a License must include:
 1. Application Form. Applicant must designate all agents, exhibit all property owner and Local Manager signatures, and have all necessary information completed.
 2. Proof of Insurance. Applicant must demonstrate that the proposed Licensed Premises is covered by appropriate insurance in the form of a property owner (HO-3) policy, dwelling fire (HO-5), or unit owner's policy (HO-6), which covers a rental exposure, with adequate liability and property insurance limits that must at a minimum insure liability at \$500,000.
 3. Proof of Primary Residence, if applicable. The applicant must demonstrate that the Dwelling Unit is the property owner's Primary Residence by presenting a Colorado state-

issued driver's license or Colorado state-issued identification card and at least one of the following documents:

- a. Voter Registration;
 - b. Motor Vehicle Registration;
 - c. Income Tax Return with address listed; or
 - d. Any other legal documentation deemed sufficient by the Director, which is pertinent to establishing the property owner's Primary Residence.
4. Proof of Ownership. Applicant must demonstrate ownership of the Licensed Premises by including a copy of the current deed.
 5. Parking Plan. Applicant must demonstrate compliance with the applicable Boulder County Land Use Code and Boulder County Multimodal Transportation Standards for On-Site parking.
 6. Floor Plan. The floor plan must show locations within the Dwelling Unit of all smoke detectors, fire extinguishers, and carbon monoxide detectors, as well as locations of Sleeping Rooms and egress, as required under Section 5 of this Ordinance and the applicable Building Code.
 7. Proof of Land Use Approvals. For Secondary Dwelling Short-Term Rentals and Vacation Rentals, documentation demonstrating that the applicant has obtained the required approvals under the Boulder County Land Use Code.
 8. List of Adjacent Owners. Names, physical addresses, mailing addresses, and additional contact information (if known) for owners of all immediately adjacent parcels.
 9. Payment. Payment of all applicable License fees.
 10. Property Taxes. For Vacation Rentals and Secondary Dwelling Short-Term Rentals, proof that property taxes have been paid to date.
 11. Sales Tax License. All Licensees will be required to remit all applicable taxes for the Licensed Premises, including state and local sales and use taxes. Applicant must provide one of the following:
 - a. An individual sales tax license number issued to the Licensee or Local Manager from the State of Colorado Department of Revenue; OR
 - b. Proof that the only platforms used to advertise and book the Licensed Premises remit taxes on behalf of the Licensee. Licensees may not advertise or book on web platforms that do not remit taxes on behalf of the Licensee without an individual sales tax license number.
- B. The applicant's failure to timely provide any requested information may be grounds for denial of the application.
 - C. The Director may refer the application to additional agencies or departments. On properties over which a Boulder County conservation easement has been granted, the Director will refer the application to the easement holder.
 - D. Notice. For Short-Term Rental Licenses for Primary Dwelling Short-Term Rentals, Boulder County will provide notification by U.S. Mail, first-class postage or email to all owners of immediately adjacent parcels when the License is issued by the Director.

Section 5: Licensing Requirements

- A. Before issuing a License, the Director must determine that the applicant has met following requirements:
 1. Land Use Approval. The applicant complied with all Boulder County Land Use Code requirements, as applicable.

2. Building Inspection. The Chief Building Official or the Chief Building Official's designee determined the following from an inspection:
 - a. For all Licensed Premises:
 - i. The Dwelling Unit to be rented contains:
 - (1) Operable fire extinguishers in each Sleeping Room and in the kitchen, or an Automatic Residential Fire Sprinkler System.
 - (2) Operable smoke detectors:
 - a. In each Sleeping Room;
 - b. Outside each guest sleeping area in the immediate vicinity of the Sleeping Rooms; and
 - c. On each additional story of the Dwelling Unit including basements and habitable attics.
 - (3) A UL 2075 compliant carbon monoxide detector installed outside of each separate guest sleeping area in the immediate vicinity of the Sleeping Rooms in the Dwelling Unit.
 - ii. The Dwelling Unit is served by water supplies that are in conformance with the regulations and requirements of the Boulder County Public Health Department, Colorado Department of Public Health and Environment, and the Colorado Division of Water Resources.
 - iii. Sleeping Rooms must be legally existing.
 - (1) Sleeping Rooms built prior to 1976 must have code conforming Emergency Escape and Rescue Openings.
 - iv. The Dwelling Unit has no observable structural defects;
 - v. Any plumbing, electrical, and heating and cooling systems in the Dwelling Unit are in a good state of repair; and
 - vi. Nothing on the Licensed Premises or in the Dwelling Unit pose a significant risk to the health, safety, or welfare of the occupants or surrounding properties.
 - b. For Vacation Rentals:
 - i. No unapproved uses, unpermitted uses, or unpermitted work exist on the Licensed Premises.
3. Wildfire Mitigation within Wildfire Zone 1. The Wildfire Mitigation Team or the Wildfire Mitigation Team's designee has verified the following:
 - a. For Short-Term Rental Licenses:
 - i. The Wildfire Mitigation Team completed a Wildfire Partners Assessment for the Licensed Premises; and
 - ii. Upon the first renewal, the Licensed Premises is Wildfire Partners Certified.
 - b. For Vacation Rental Licenses:
 - i. The Licensed Premises is Wildfire Partners Certified.
4. Parking and Access. The County Engineer or the County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and On-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code. The County Engineer or the County Engineer's designee has further determined that the applicant has suitably mitigated any traffic hazards associated with the proposed use.
5. Sewage Disposal. The Public Health Director or the Public Health Director's designee has determined that the proposed Licensed Premises has all required on-site wastewater

treatment system permits or is otherwise adequately served by public sewer. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.

6. Building Lot. Verification that the Licensed Premises is a legal building lot under the Boulder County Land Use Code.

Section 6: Licensee Operating Standards and Requirements

A. All Licenses:

1. Occupancy Limit. Two adults per Sleeping Room with a maximum of eight individuals, or the occupancy limit of the permitted and approved on-site wastewater treatment system, whichever is fewer.
2. Guest Information. In the rented Dwelling Unit, the Licensee must provide the following documents to all guests:
 - i. Septic Safety information sheet provided by the county, if applicable;
 - ii. Wildlife Safety information sheet provided by the county, if applicable;
 - iii. Wildfire Safety information sheet provided by the county, if applicable;
 - iv. Local Fire restrictions, if applicable, and evacuation routes in the event of a fire or emergency;
 - v. Floor plan posted in a conspicuous location with fire exit routes for the Dwelling Unit;
 - vi. Good Neighbor Guidelines provided by the county;
 - vii. A map clearly delineating guest parking and the Licensed Premises boundaries;
 - viii. Contact information for the Local Manager and Licensee;
 - ix. Trash and recycling schedule and information;
 - x. An indoor radon gas testing report including the indoor radon gas testing results issued by a certified Radon Measurement Provider for the Licensed Premises. Indoor radon gas testing results shall be less than 5 years old and must be performed by a National Radon Proficiency Program (NRPP) or National Radon Safety Board (NRSB) certified Radon Measurement Provider. The Licensed Premises shall be retested for indoor radon gas every 5 years, and the most recent indoor radon gas testing report including the indoor radon gas testing results must be provided to guests.
 - xi. For Vacation Rentals: A HERS Certificate or Energy Audit must be completed for the Dwelling Unit by 2022 and thereafter, a copy must be provided to guests.
3. Outdoor Fires. If permitted under Licensed Premises, Local Fire Protection District, and Homeowner's Association rules, and not prohibited by local or state fire bans, outdoor fires must be limited to fire rings, stoves, grills, or fireplaces provided for that purpose.
4. Local Manager. Every Licensed Premises must have a local manager available to manage the Licensed Premises during any period when the Licensed Premises are occupied as a Short-Term Rental or Vacation Rental. The manager must be able to respond to a renter or complainant within one (1) hour in person. The manager may be the owner if the owner meets the above criteria. The local manager's name and contact information must be on file with the Director. The Licensee must report any change in the local manager to the Director as soon as practicable.
5. Signs. The Licensed Premises must comply with the signage requirements in Article 13 of the Boulder County Land Use Code.

6. Posting of License. The Licensee must provide a copy of the License to immediately adjacent neighbors and post the License in a prominent location outside of the Dwelling Unit for both guests and neighbors to see.
7. Advertisement. All advertisements and listings of the Licensed Premises must include:
 - i. The local License number;
 - ii. The approved occupancy limit; and
 - iii. The minimum night stay, if applicable.
8. Compliance with anti-discrimination laws. No Licensee may discriminate against any guest or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

Section 7: Inspection

- A. By signing and submitting a License application, the owner of the Short-Term Rental or Vacation Rental certifies that the Licensee has received permission from the property owner to allow inspections as may be required under this Ordinance. The owner authorizes the Director to enter upon and inspect the Licensed Premises. This section will not limit any inspection authorized under other provision of law or regulation. The Director will inspect the Short-Term Rental or Vacation Rental for compliance with the requirements of this Ordinance and any applicable conditions of approval prior to the initial License and at each renewal. The owner further authorizes inspections in response to complaints of violations as further specified in Section 12.

Section 8: Decision and Appeal

- A. Decision. Once the Director has completed a review of the application, the Director must either issue a License or issue a denial letter that specifies the reasons for denial.
- B. Appeal. Within ten days of any decision by the Director, the applicant or the Licensee may provide a written response by submitting a letter to the Director clearly stating its position. In response, the Director may make a final decision, request additional information, or conduct additional investigation prior to issuing a final decision. A final decision is appealable under Colorado Rule of Civil Procedure 106(a)(4). A Licensee may continue to operate during the pendency of an appeal. The Director may grant extensions of deadlines under this Article for good cause shown.

Section 9: Changes to an Issued License

- A. A Licensee must submit any proposal to change an issued License under this Ordinance to the Director. The proposal may be subject to the requirements under Section 4, up to and including re-application.

Section 10: Term of License or Permit; Renewal

- A. Term of License. Short-Term Rental Licenses and Vacation Rental Licenses will be valid for a period of two years (the License Period). A License will expire on the expiration date if the Licensee fails to submit a renewal Application prior to the expiration date of a License.
- B. Renewal of License. Before renewing a License, the Director must determine that the following requirements have been met:
 1. The Licensee has submitted an Application with the requirements listed in Section 4 above, at least 45 days before the expiration of the License. If the Licensee has not met

the requirements 45 days before the expiration of the License, the application will be subject to the application fees for a new license.

2. No violations of this Ordinance exist on the Licensed Premises. Renewal of any License is subject to the laws and regulations effective at the time of renewal, which may be different than the regulations in place when the Director issued the prior License.

Section 11: License Non-Transferrable

- A. No License granted pursuant to this Ordinance is transferable from one person to another or from one location to another. Any change of ownership of the Licensed Premises must be reported to the Director within 30 days of the transfer of ownership.

Section 12: Violations

- A. Each act in violation of this Ordinance is considered a separate offense. Each calendar day that a violation exists may also be considered a separate offense under this Ordinance.
- B. The Director is authorized to suspend or revoke a License and assess administrative penalties for any violation of this Ordinance.
- C. Determination of a Violation:
 1. The Director may investigate any complaints of violations of this Ordinance.
 2. If the Director discovers a violation of this Ordinance, the Director may charge the violator for the actual cost to the County of any follow-up inspections and testing to determine if the violation has been remedied.
 3. When the Director has reasonable cause to believe that a violation of this Ordinance exists on a premises, and that entry onto the premises is necessary to verify the violation, the Director shall make a reasonable effort to contact the Licensee, Property Owner, or Local Manager and request consent to enter and inspect the Licensed Premises. If the Licensee, Property Owner, or Local Manager cannot be contacted or if entry is refused, the Director may impose penalties or revoke the License.
- E. Issuance of Notice of Violation:
 1. Determination of Violation. If the Director determines that one or more violations of this Ordinance exists, the Director must provide notice of all the violations to the property owner by U.S. Mail, first-class postage or via email, a minimum of 30 days prior to the Director taking further action to impose penalties or to revoke the License.
 2. Stop Renting Order. If the violation involves an immediate threat of health and safety, the Director may, in writing sent to or posted in a conspicuous place on the Licensed Premises, order that all rental activity on the Licensed Premises cease until further notice from the Director. It shall be unlawful for any person to fail to comply with a Stop Renting Order.
 3. If violations of this Ordinance have not been resolved, or satisfactory progress towards resolution has not been made within a reasonable timeframe, the Director may impose an administrative fine, task law enforcement personnel with using the Penalty Assessment Procedure described in C.R.S. § 16-2-201 for violations of this Ordinance, or seek injunctive relief.
- F. Penalties for Violations
 1. Minor Offenses:
 - i. First Offense during License Period: \$150 fine
 - ii. Second Offense during License Period: \$500 fine

- iii. Third Offense during License Period: \$1,000 fine and one-year suspension of the License.
- 2. Major Offenses:
 - i. First Offense during License Period: \$750 fine
 - ii. Second Offense during License Period: \$1,000 fine and one-year suspension of the License.
- G. Appeal of Determination of Violation
 - 1. Hearing Before the Board of County Commissioners. If the Licensee files a written appeal with the Board of County Commissioners of the Director's Determination of Violation, issuance or the amount of a fine, or other penalty for a violation, within 10 days of the imposition of any fine or a written order suspending or revoking a License, the Board will schedule a hearing on the appeal, of which the Licensee will receive reasonable prior notice. The Board, based on the evidence in the record, may reverse or confirm the Director's determination whether a violation occurred. In addition, based on the evidence in the record, the Board may reverse, confirm, or adjust any remedy or penalty imposed by the Director. The Board, in its discretion, may also give the Licensee additional time to correct the violation(s), or may specify other means of correcting the violation(s) at the Licensee's expense. The Board's determination is a final decision appealable under Colorado Rule of Civil Procedure 106(a)(4).

Section 13: Fees as adopted in the Planning Review Fee Schedule

Section 14: Severability/Savings Clause

- A. If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, only the provision subject to the court decision must be repealed or amended. All other provisions must remain in full force and effect.

Section 15: Effective Date

- A. This Ordinance will be effective 30 days after publication following adoption on the second reading.

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2. Bivens, Josh. "The Economic Costs and Benefits of Airbnb," *Economic Policy Institute* (2019): 1 Available at <https://files.epi.org/pdf/157766.pdf>
3. "Eldora, Colorado," Western Mining History, accessed October 6, 2020 <https://westernmininghistory.com/towns/colorado/eldora/>.
4. Eskandari-Qajar, Yassi and Orsi, Janelle. "Regulating Short-Term Rentals: A guidebook for Equitable Policy," *Sustainable Economies Law Center* (2016):1, 7-8 Available at <https://drive.google.com/file/d/0B1VPWTZ0vw6MTVh2b182QTFVV1E/view>
5. Lee, Dayne. "How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crises: Analysis and Policy Recommendations," *Harvard Law and Policy Review*, Volume 10: (2016): 229 Available at <https://www.attac-italia.org/wp-content/uploads/2019/06/How-Airbnb-Short-term-rentals-disrupted.pdf> ;
6. Munster, Jared E. "Short-Term Rentals: Regulation and Enforcement Strategies," *American Planning Association PAS MEMO* (2019).
7. Shirley Nieuwland & Rianne van Melik. "Regulating Airbnb: how cities deal with perceived negative externalities of short-term rentals," *Current Issues in Tourism, DOI* (2018): 1 Available at <https://doi.org/10.1080/13683500.2018.1504899>
8. Swor, Richard W.F."Long Term Solutions to the Short-Term Problem: An Analysis of the Current Legal Issues Related to Airbnb and Similar Short-Term Rental Companies with a Proposed Model Ordinance," *Belmont Law Review*: Vol. 6, Article 8 (2019): 278. Available at: <https://repository.belmont.edu/lawreview/vol6/iss1/8>
9. Wachsmuth, David and Weisler, Alexander. "Airbnb and the Rent Gap: Gentrification Through the Sharing Economy," *Environment and Planning A: Economy and Space* (2018): 1,4 Available at: <https://davidwachsmuth.files.wordpress.com/2018/04/wachsmuth-and-weisler-forthcoming.pdf>

ZONING DISTRICTS

Abbreviation	Zoning District (Land Use Code)	Purpose
A	Agricultural (4-102)	Rural areas where conservation of agricultural resources is of major value, and where residential development compatible with agricultural uses is allowed.
B	Business (4-109)	Areas for the development of restricted retail and business uses which have minimal exterior impact on surrounding properties.
C	Commercial (4-110)	Areas for the development of commercial, business, retail, and/or service uses.
ED	Economic Development (4-113)	Urban areas which have economic value for Boulder County, and which can be developed to be compatible with surrounding areas.
ER	Estate Residential (4-104)	Low density urban residential areas.
F	Forestry (4-101)	Rural areas established for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and preserve open areas.
GI	General Industrial (4-112)	Areas for the development of general industrial, manufacturing, commercial, and/or retail uses.
H	Historic (4-114)	Rural areas in which residential and business uses which can be developed compatibly with established historical areas.
LI	Light Industrial (4-111)	Areas for the development of research, light industrial, warehouse, and/or distribution centers.
MF	Multifamily (4-106)	Medium density residential areas which allow for a variety of housing options.
MH	Manufactured Home Park (4-107)	To provide for manufactured home parks in appropriate locations, consistent with comprehensive planning policies to encourage and provide for affordable housing including the preservation of existing housing stocks.
MI	Mountain Institutional (4-117)	Areas established in the mountainous part of Boulder County for the purpose of permitting more intensive use of land than the surrounding Forestry (F) District, where such use' can be accomplished without harm to forest resources, natural environment, open areas and residential uses in the surrounding area.
RR	Rural Residential	Residential areas developed at a density and character compatible with agricultural uses
SR	Suburban Residential (4-105)	Low density suburban residential areas.
T	Transitional (4-108)	Areas containing both a variety of residential uses and a limited number of business uses which are compatible with residential development.

CURRENT REGULATIONS				
USE	LOCATION	PROCESS	Intensity/Risk	Negative Housing Impact
4-507 Lodging Use Short Term Dwelling Rentals	ALL ZONES	<14 By Right	Low	Low Potential
	A, F, H, MI, T, B, C, ED	15-45 By Right*	Moderate	Moderate Potential
	A, F, H, MI, T, B, C	>45 LU**	Potentially High	High Potential
	RR, ER, SR, MF, LI, GI	> 15 LU**	Potentially High	High Potential
4-507 Lodging Use Bed and Breakfast	F, A, RR, SR, MI	LU – limit 3 rooms & 6 guests	Low	Moderate Potential

*Additional Provisions applied

** Additional Provisions and SU Criteria applied/ Limited Impact Waiver eligible

PROPOSED REGULATIONS				
USE	LOCATION	PROCESS	Use Intensity/Safety Risk	Negative Housing Impact
4-516 Accessory Use Primary Residence STDR	ALL ZONES	By Right	Low	Low Potential
4-516 Accessory Use Secondary Residence Accessory STDR	ALL ZONES <i>(should this just be F where seasonal cabin rental is a historic part of the community fabric)</i>	LU** 60 day Maximum	Moderate	Moderate Potential
4-507 Lodging Use Vacation Rental	F, A, RR, MI	>1 acre SU***	Potentially High	High Potential
	F, A, RR, MI	>5 acres and unsubdivided***	Potentially High	High Potential
	T, B, C, LI, GI	LU	Potentially High	Low Potential
4-507 Lodging Use Bed and Breakfast	F, A, RR, SR, ER, MI	LU** Limit 3 rooms & 6 guests	Low	Moderate Potential
	F, A, RR, SR, MI	SU If more than 3 rooms & 6 guests per night	Moderate	Moderate Potential
	B, C, LI, GI	By Right	Low	Moderate Potential

**Limited Impact Waiver Eligible

***Consider acreage approach – clarify intent of these requirements, are we sure of the consequences of these requirements (what does this eliminate)

COMPARISON OF CURRENT REGULATIONS AND PROPOSED REGULATIONS					
Short-Term Dwelling Rentals	Old Code (Lodging Use)		New Code (Accessory Use and Lodging Use)		
	By Right <i>(Anything over 14 days required additional provisions)</i>	LU/Waiver	Primary Dwelling	Secondary Dwelling <i>(60 day max with 2 night min. stay)</i>	Vacation Rental
F, A, MI	45 days or fewer	> 45 days	By Right	LU/Waiver	SU if over 1 acre and unsubdivided, LU if over 5 acres and unsubdivided
RR	< 14 days	15 days or more	By Right	LU/Waiver	SU if over 1 acre and unsubdivided, LU if over 5 acres and unsubdivided
ER, SR, MF	< 14 days	15 days or more	By Right	LU/Waiver	Not allowed
H, T	45 days or fewer	> 45 days	By Right	LU/Waiver	Not allowed
B, C	45 days or fewer	> 45 days	By Right	LU/Waiver	LU
LI, GI	< 14 days	15 days or more	By Right	LU/Waiver	LU
ED	45 days or fewer	Not Allowed	By Right	LU/Waiver	Not allowed
Bed & Breakfast	Old Code		New Code		
F, A, RR, SR, MI	LU – limit 3 rooms & 6 guests		LU (3 rooms and 6 guests) or SU (more than 3 rooms or 6 guests)		
ER	Not allowed		LU (3 rooms and 6 guests)		
B, C, LI, GI	Not allowed		By Right (Similar to Overnight Lodging)		

Attachment C

Jurisdiction	License Term in years	Estimated Annual Cost	Allowed in Secondary Residence?	Max Nights?	Min. Night Stay?	Allowed in all Residential Zoning Districts?	Limit on total number of licenses?	Limit on # of licenses per person?	Admin Approval?
Unincorporated Boulder County	2	(will be adopted under separate fee schedule) \$100 or \$400	Yes- Limited	Yes- for Secondary Dwelling Use	Yes- for Secondary Dwelling Use	Yes except Vacation Rentals	No	Yes	Some
Boulder	4 with an annual recertification	\$26	No	No	No	Yes	No	De Facto Limitation - must be primary residence	Yes
Longmont	1	\$100	Yes, 1 per Longmont Resident	No	No	Yes	No	Yes for secondary residence	Mostly
Nederland	1	\$100	Yes - Limited	Yes	No	Yes	No	Yes	Yes
Chaffee County	1	\$200	Yes	No	No	Yes	No	No	Yes
Clear Creek County	1	\$250	Yes	No	No	Yes	No	No	Yes
Summit County	1	\$100	Yes	No	No	Yes	No	No	Mostly
Grand County	1	\$25 per advertised	Yes	No	No	Yes	No	No	Yes
Larimer County	One-time Permit	N/A	Yes	No	No	Yes	No	No	No
Pitkin County	DOES NOT REGULATE.								

Short-Term Rental License
Vacation Rental License



Limited Impact Special Review: Requires Board of County Commissioner Public Hearing. See Criteria under Article 4-601 of the Boulder County Land Use Code. See new Article 4-602 waiver provisions in draft Text Amendments.

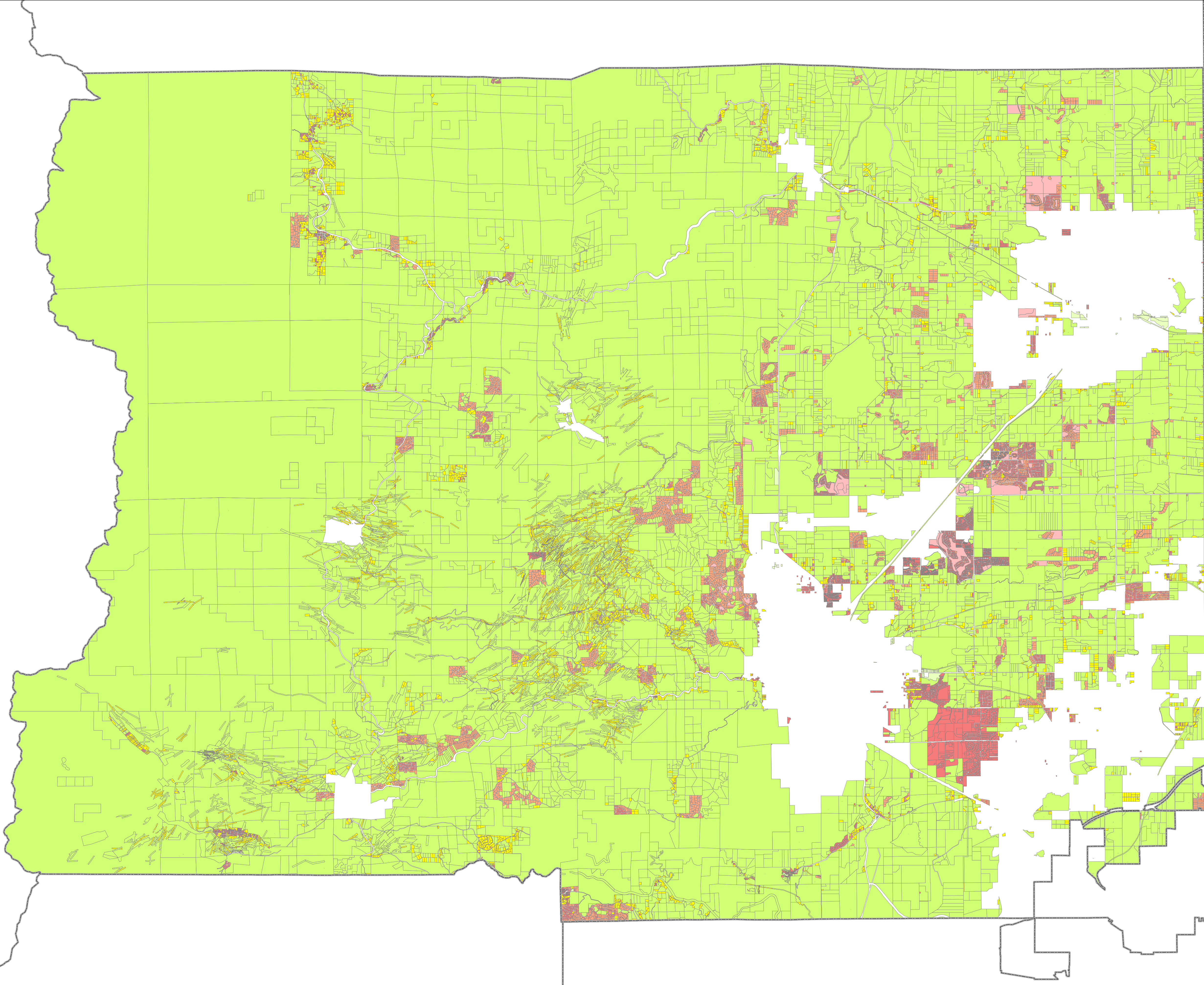
Special Review: Requires Public Hearing in front of Boulder County Planning Commission and Board of County Commissioners. See Criteria under Article 4-601 of the Boulder County Land Use Code.

By Right: No Community Planning & Permitting Approval Process provided it meets the use definitions but may still require a License.



Description

- Parcels in B,C,LI,GI (290)
- Unplatted over 5 ac in F,A,RR,MI (7,044)
- Unplatted 1-5 ac in F,A,RR,MI (3,959)
- Platted over 5 ac in F,A,RR,MI (76)
- Platted 1-5 ac in F,A,RR,MI (4,011)
- Under 1 ac in F,A,RR,MI (8,113)
- Parcels in H,ER,SR,MF,MH,T (11,057)



0 1 2 Miles




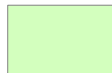

Area of Detail Date: 10/8/2020

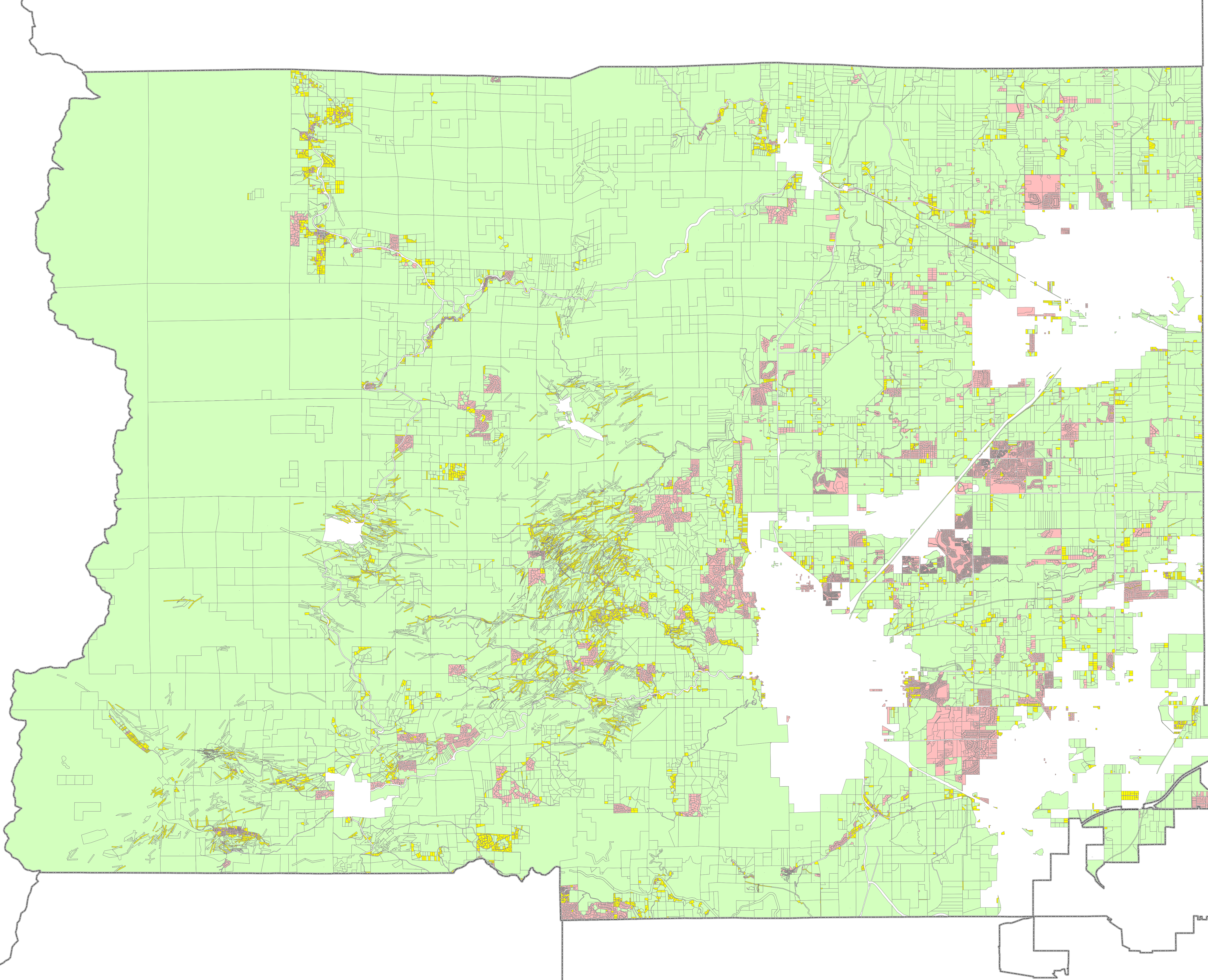
The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

sgambrel



Required Process

-  Special Use Review (3,959)
-  Limited Impact Special Use Review (7,334)
-  Not Permitted (23,257)



0 1 2 Miles



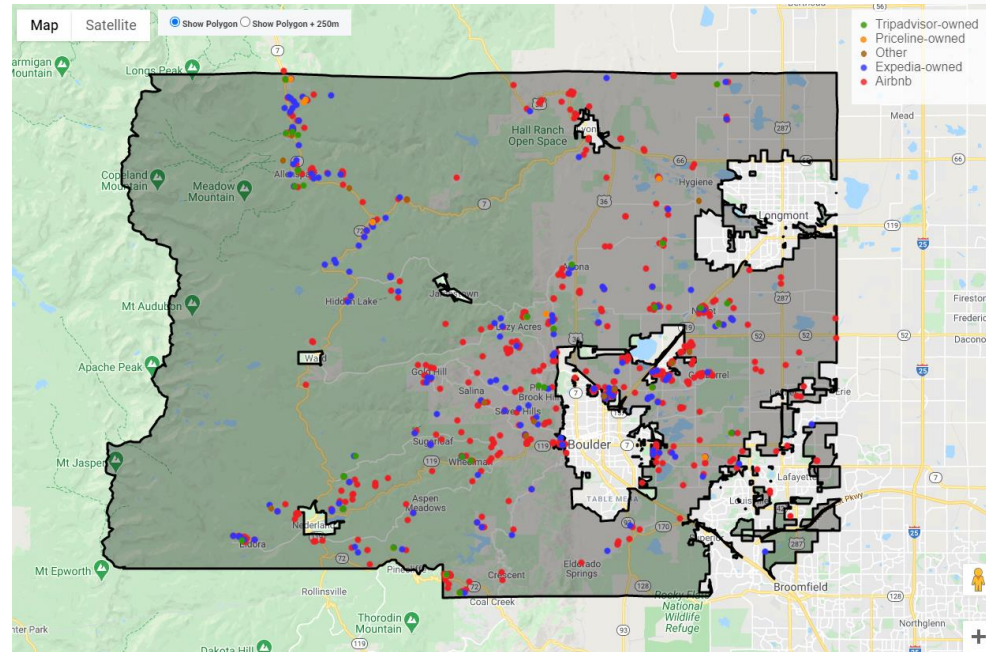
Area of Detail Date: 10/8/2020

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sgambrel

...and in the unincorporated areas of Boulder County we have identified 779 listings, representing 647 unique rental units*

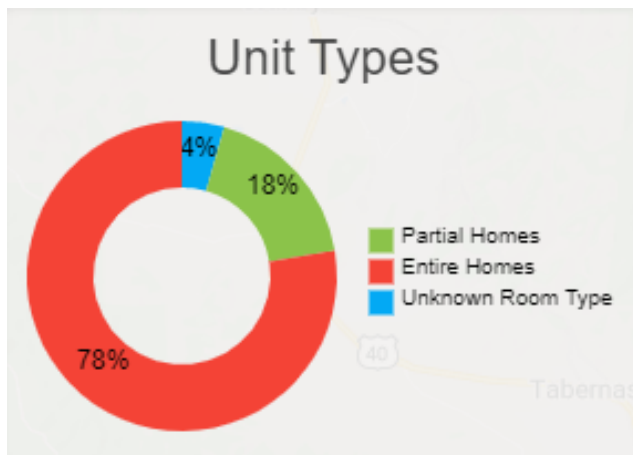
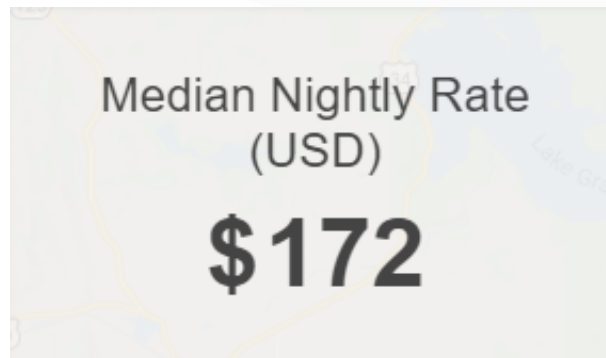
Short-term rentals in Boulder County as of September 2020



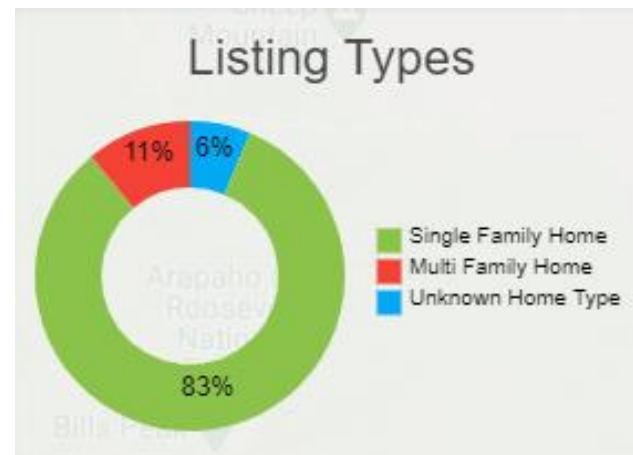
* Granicus Host Compliance's pricing is based on the count of listings and rental units that would need be to analyzed and monitored for compliance. In terms of listings, this number is 929 as we will expand our search area by several hundred yards beyond the borders of Boulder County to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

Boulder County Data Details

(Unincorporated Areas Only)



C10



C10

Attachment C

Practitioner	Strenghts	Things to Consider	Questions for Reflection
Courtney	<ul style="list-style-type: none"> -thorough; clearly articulated desired outcomes. -evidence of reflection in your intended outcomes; I can tell that there was dialogue around this specific to race that engaged multiple perspectives - you name racism and its impact, ex: "Because of institutionalized racism, there is a racial disparity when it comes to homeownership, income, and housing security." 	<ul style="list-style-type: none"> identify & name the race of each person who performed this analysis keep racializing everything to the best of your ability ; ex: "Based on the 2010 census data and maps, these districts are the most racially diverse. "...racially diverse HOW? 	<ul style="list-style-type: none"> in the tool you wrote: "Staff does not have a formal way to evaluate code updates. Informally it gets evaluated by complaints that come in, people who reach out to staff, and feedback from staff implementing a new program." what is the difference between "formal" and "informal evaluations? who established/establishes that standard? why?
Cecilia	<ul style="list-style-type: none"> Very detailed, intention to center race named in almost every question as well as the intentions to monitor, evaluate and continue gathering input/ feedback through complaints. 	<ul style="list-style-type: none"> 1. Clarify if proposal is for all Boulder County or only for unincorporated Boulder County. If it is only for unincorporated Boulder County, please share racial demographics and reason why this proposal is focusing on unincorporated Boulder County. 2. Say more about "the racial diversity of the zoning district". 3. If possible, also share racial demographics on BOCO home owners (who owns a home in BOCO?, in what neighborhoods do the live?) 4. Can you share what are the neighborhoods with high concentration of short term rentals? If available, also share any racial demographics for these neighborhoods. 	<ul style="list-style-type: none"> 1. Who cant afford to live in Boulder County? is it only because of the cost of living? 2. What can be done to engage communities of color to provide input and feedback to your proposal?
Elise	<ul style="list-style-type: none"> - historical context - using existing correlation between homeownership/property-ownership and race to hypothesize and extrapolate about likely impacts - pausing for reflection on feedback loops/reporting - recognizing this as one wheel or cog in the machine of housing unaffordability in Boulder, clearly stating that the problem is bigger than this but at the same time this can be influential 	<ul style="list-style-type: none"> - racialized data about both who owns the properties (and therefore benefits financially form renting them) as well as those who have access to those properties (i.e. who is renting/occupying them, racially?) - impact of low compliance with permitting 	<ul style="list-style-type: none"> - clarifying question: not sure I understand the difference between vacation rental, short-term rental, and long-term rental - for reflection: what would it take to name specifically which racial groups are impacted in which ways (disaggregation), and how might that shift the conversation?
Devanand	<ul style="list-style-type: none"> Appreciate generation of creative ideas to address cost controlled housing for those identified as BIPOC and/or lower socioeconomic status. 	<ul style="list-style-type: none"> It feels like the venue of virtual meetings has only been accessible to those with more privilege and connection to resources already. Look at promising practices across the US in eliminating racial and ethnic housing inequities. 	<ul style="list-style-type: none"> What active steps can be taken to engage the lower socioeconomic/BIPOC community members who may be served by this program?
Sheila	<ul style="list-style-type: none"> This team seems open to drafting a racial equity plan to address racial and ethnic housing inequities in BOCO. 	<ul style="list-style-type: none"> Consider what might work in BOCO. 	<ul style="list-style-type: none"> none

Attachment D

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Deirdre Garvey -
Date: Monday, November 4, 2019 9:11:44 AM

Boulder County Property Address : 778 Wagonwheel Gap Rd

Name: Deirdre Garvey

Email Address: deirdre@indra.com

Phone Number: (303) 442-0278

Please enter your question or comment: The short term rental regulations you have put online as part of the survey you are taking on proposed STR regulations in the county says: "Owners must complete a short-term dwelling rental registration form and submit it to the Land Use Department where the registration form shall be available for public review." I have been unable to find WHERE this is available for public review. Please let me know where this information can be found online.

Thank you,

-- Deirdre Garvey

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

Attachment D

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from judith renfroe - DC19-0005
Date: Monday, November 4, 2019 1:20:28 PM

Boulder County Property Address : short term rental issue

If your comments are regarding a specific docket, please enter the docket number: DC19-0005

Name: judith renfroe

Email Address: judrenfroe@aol.com

Phone Number: (303) 443-8969

Please enter your question or comment: I learned about this docket and the associated survey via the newspaper article on Nov 4, 2019. My guess is that the people who will take note and respond are those who either want a short term rental or those who have been impacted by one. I believe the issue deserves more discussion if there is any potential for expansion.

I am opposed to any expansion whatsoever of the uses for ADU's. It is bad enough that now, if a unit has anything short of a full kitchen, it is not considered an ADU or apartment. That is ridiculous with the electric cooking appliances and under counter refrigerators available today. A full kitchen is not a necessity for a separate apartment.

Short term rentals have the potential to cause many problems and to impact the safety and privacy of neighbors and seriously compromise neighborhood character. There is really no good way to monitor them. At a minimum, if they are allowed, they should be registered and taxed. Maybe they should have safety inspections and the adequacy of water and septic systems should be part of that.

Also, a minimum requirement should be that the house is the primary residence of the owner and they occupy it most of the year. Ideally, the owner would be there during the rental. The presence of an owner is something that makes a Bed-and-Breakfast a different situation than a short term rental managed by an absentee owner or manager.

If there is any justification for a short term rental it would be to help a resident owner meet expenses. It is certainly not to help someone buy a vacation house or to get more money from a rental house.

As an owner of a house that is somewhat isolated, call it secluded, private, whatever, even though not as secluded as a cabin in the mountains, it is very disconcerting to see a constant flow of strangers coming and going from a nearby residence. You never know who they are, if they are supposed to be there, if they have criminal backgrounds, if they are a danger to your children, etc. At the very least, if the owner were present and living there, it would provide a slight reassurance of safety, but the concerns about an owner's selection and background checks of short term tenants is still valid. As someone who is also a landlord, I assure you it is not that easy to select tenants. In particular with regard to this area, it is the old houses in a secluded setting that attract problems. The presence of an owner on the premises will discourage party houses, or other nefarious uses. Perhaps rental safety and health inspections would also help prevent abuses.

People who are living in a neighboring house, whether they are owners or regular renters, should not be subject to the unknowns, risks, lack of privacy of the public coming and going as if there were a motel next door. That is why we bought in single family neighborhoods.

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

Attachment D

From: [Ben Bayer](#)
To: [Rodenburg, Jasmine](#)
Cc: [Ott, Jean](#)
Subject: Re: Short-Term Dwelling Rental Virtual Coffee with a Planner
Date: Friday, July 10, 2020 2:12:44 PM

Hi Jasmine,

Thank you so much for this opportunity. Unfortunately I will be on the road headed to the east coast to visit family at this time and I'm worried with the lockdowns I won't be able to find a place to have this call. If you can reschedule a couple days later, I should be able to make it. Otherwise, read on.

My reason for desiring the meeting was to suggest an alternative to a ban or residency requirement. Regulations have a tendency to create black markets and punish those who obey the law. Instead, I would prefer to see a progressive tax policy that would make the investment properties less financially appealing without adding draconian regulation. This would also allow for more flexibility so the incentives can be adjusted based on shifting priorities.

In my ideal world, property taxes would be assessed based on the following tiers which take into account the relative harm to the community of each type of rental:

1. Primary residence or Primary residence with long-term rental of part of home (current tax rate)
2. Primary residence with short-term rental of part of home
3. Secondary residence with long-term rental
4. Secondary residence with short-term rental
5. Investment/developer property with no owner occupancy for long term rental
6. Investment/developer property with no owner occupancy for short term rental (2x or more increase in property taxes)

I believe this will help create the correct incentive structure while not harming those who need to take advantage of STRs to stay in their homes.

I have more to say about how this could be implemented and enforced effectively but you get the idea for a start. I also have ideas how to circumvent TABOR if that presents problems.

Thanks for providing the opportunity for the public to weigh in on this and let me know if this email is sufficient or if it's better to reschedule.

Best,
Ben Bayer

On Fri, Jul 10, 2020 at 9:23 AM Rodenburg, Jasmine <jrodenburg@bouldercounty.org> wrote:

Good Morning, Ben—

Attachment D

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder County Contact Us/Feedback Form [#989]
Date: Tuesday, July 30, 2019 1:43:34 PM

Name * Mary Hunter

Email * mary@healthybeattitudes.com

Phone Number (optional) (303) 747-2602

Select a Subject * Land Use Planning

Comments or Feedback *

Regarding questionnaire short term rentals.

Living in Allenspark since 1991 in the townsite since 2002.

There was a time when there were issues several years ago when the current The Old Gallery building was ATV rental...the owners had several rentals that brought in people who were parties and left significant trash around and were loud and parking issues. But since they left and we have responsible property management up here for most of the short term rentals, there really have not been issues of concern here. On question one, I think it would be difficult

On question 1, it would be difficult to monitor the 51% and with so many "snowbirds" and 2nd homes up here, not practical.

It would be advisable that anyone doing short term rentals should have a property management person/company to be able to monitor issues that would be considered safety concerns.

Current short term rental regulations are fine as they currently are.

It seems to me, that BC does not need to create more work/constraints in this issue except the consideration of requiring property management on some level.

Thanks,
Mary Hunter
303-747-2602

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

Attachment D

From: [Bruce Drogsvold](#)
To: [Rodenburg, Jasmine](#)
Subject: RE: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update
Date: Friday, September 4, 2020 10:23:42 AM

Thank you Jasmine,
That sounds great.
I have been reviewing the proposed changes.
I'll submit some comments with a couple suggestions.
I'm surprised not to see a lodging tax in there...maybe I'm missing it and it actually is in there.
Have a great weekend.
Bruce

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>
Sent: Wednesday, September 2, 2020 4:51 PM
To: Bruce Drogsvold <bruced@wkre.com>
Subject: RE: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update

Good Afternoon, Bruce –

I hear you. We are in the process of gathering all of the public comments received so that we can put them on the webpage (<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/>) for the public to review. We anticipate being able to put all comments received to date on the webpage the week of September 14, 2020. Please let me know if you do not see the public comments on there at that point and I will follow-up to make sure they get posted.

I appreciate your patience as we put these together for you all!

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (*formerly Land Use and Transportation*) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our

Attachment D

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

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From: Bruce Drogsvold <bruced@wkre.com>

Sent: Monday, August 31, 2020 9:53 AM

To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>; Ott, Jean <jott@bouldercounty.org>; Hippely, Hannah <hhippely@bouldercounty.org>

Subject: FW: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update

Good morning Jasmine,

I have a hard time getting a clear sense of what these changes mean for my family?

I think I may fall under a "vacation rental" type category.

If so, that'll work.

I sent you a letter from a couple months ago that describes our family circumstances with our mountain cabin.

I hope we will not be prevented doing things the way we have been doing them.

Please let me know if we'll qualify for the vacation rental category?

Thank you,

Attachment D

From: [Bruce Drogsvold](#)
To: [Rodenburg, Jasmine](#)
Subject: RE: Short-Term Dwelling Rental Update
Date: Wednesday, July 8, 2020 3:19:53 PM

Hi Jasmine,

That sounds good.

I appreciate the opportunity to have a voice.

It might fall under the lodging use category as a new subcategory created specifically to address the short term rental situation.

Certainly there is no resemblance to a property owner that rents out his little cabin short term and the Stanley hotel.

I'll start to get educated.

Thank you so much.

Bruce

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>
Sent: Wednesday, July 8, 2020 3:05 PM
To: Bruce Drogsvold <bruced@wkre.com>
Subject: RE: Short-Term Dwelling Rental Update

Good Afternoon, Bruce –

A lodging use is an existing use in the Boulder County Land Use Code. You could poke around that use for definitions. The lodging use would fall under that category, but it could be it's own category if that makes more sense when drafting the regulations.

We are in the process of crafting the regulations, so right now is a great opportunity to talk about how you would like a lodging use to be defined in the land use code for short-term dwelling rentals. Outside of what I mentioned in my email we have no concrete regulations drafted. We are at the very early stages of creating new regulations. So I realize I cannot give you many answers, but that is because we are seeking community input before we put pen to paper. Once there are regulations you can also react to those.

I can't tell you how it will work yet, because we are in the process of trying to figure out how it should work if that makes sense. So any input you provide now, during the meetings, or after the drafts come out will help inform the process.

Kindly,

Jasmine

From: Bruce Drogsvold <bruced@wkre.com>
Sent: Wednesday, July 8, 2020 2:31 PM
To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Attachment D

Subject: RE: Short-Term Dwelling Rental Update

Hi Jasmine,

Thank you for the response.

I'd like to have more understanding about a non owner occupied short term rental classified as a lodging use. Is this an existing classification or would it be a new designation designed specifically for short term rentals?

I'd be concerned that if it fell into a category that is designed for resorts and hotels it would be a bit much for little property owners like myself, who make a little money every year from renting their place out periodically for 6 or so months of the year.

How best can I get educated about this sort of thing.

I look forward to the process. Right now there are no clear regs.

It'll be great to know what you can and cannot do.

Bruce

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Sent: Wednesday, July 8, 2020 1:45 PM

To: Bruce Drogsvold <bruced@wkre.com>

Subject: Short-Term Dwelling Rental Update

Good Afternoon, Bruce –

Thank you for the phone call and follow-up email.

I am happy you are interested in the short-term dwelling rental regulation update. As of yet, we do not have a draft set of the regulations. What we do have, is a general outline framing the future regulations. The general outline can be found here: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/> under “Summer 2020 Updates.” Briefly, this outline discusses the possibility of having short-term dwelling rentals fall under two separate use categories: an accessory residential use where the rental residence is a primary residence for the property owner and a lodging use where the rental residence is not a primary residence for the property owner.

You have already signed up to be part of the virtual open-house to discuss these regulations which is great. As of right now there are opportunities to talk about the proposed outline at this virtual open-house or through virtual coffees with a planner. See the website above for additional details on that front. After the regulations are fully drafted, there will likely be another opportunity for public comment. Then again after that, there is opportunity for public comment at both the Planning Commissioners and Board of County Commissioners public hearings.

To summarize, there was a pause where not much has happened on these regulations since the

Attachment D

From: [Charlie Hager](#)
To: [Ott, Jean](#); [Rodenburg, Jasmine](#)
Subject: Re: Short-Term Dwelling Rental Virtual Coffee with a Planner
Date: Thursday, July 16, 2020 9:48:24 AM

All,

Thank you for reaching out and getting public feedback on this important issue. Please think about the ability of residents to support themselves, particularly homeowners or seniors if they find themselves with extra bedrooms, as empty-nesters, etc. Supporting residents financially and providing affordable housing is more important than a nosy neighbor that may be inconvenienced in the smallest possible way. The Boulder area is expensive, and the only other alternative for many owners is to sell and move away from the area.

Thank you for the notes and medical clarifications on ADUs. With regard to ADUs, do you get the sense that there may be a change coming? We would really like to help with that effort. The current three conditions are archaic because they do not take into account the current housing issues/trends and the cost to live in Boulder County, particularly for those with land. There is no reason rental units on large lots should be banned. We know of others that have standalone rentals that were grandfathered in, and it works great for both the owner and tenant. Like many, I do not have an ill family member, the need for a fulltime ranch hand, nor a historical structure. What we do have is the ability to help with affordable housing options and the need to support ourselves financially as we grow older in our own home on our own property.

Charlie

Charlie and Lauren Hager
303-931-1260 (Lauren's Cell)
303-358-9043 (Charlie's Cell)

From: Ott, Jean <jott@bouldercounty.org>
Sent: Wednesday, July 15, 2020 3:02 PM
To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>; Charlie_hager@hotmail.com <Charlie_hager@hotmail.com>
Subject: RE: Short-Term Dwelling Rental Virtual Coffee with a Planner

Good afternoon Charlie and Lauren,
Thank you both for taking the time to speak with us about short-term dwelling rentals yesterday. I'm following up on your additional questions regarding Accessory Dwelling Units (ADU) and I've included some information below. Let me know if you have questions after reading through. I'm happy to schedule a follow-up meeting to discuss further.

Attachment D

From: [Ott, Jean](#)
To: [Debbie Leinweber](#)
Cc: [Rodenburg, Jasmine](#)
Subject: RE: follow up questions from last night's meeting
Date: Thursday, August 6, 2020 5:22:16 PM

Hi Debbie,

Thank you for attending our Virtual Open House and for providing valuable input on the code update. And thank you also for the kind words! I felt like it was a tough, but very productive conversation. See my answers to your questions below in [blue](#).

Thanks!

Raini

Jean Lorraine Ott, AICP, CFM

Planner II | Development Review Team
720.564.2271 | jott@bouldercounty.org | she/her/hers

Boulder County Community Planning & Permitting
2045 13th Street | Boulder, CO | www.BoulderCounty.org
303.441.3930 | P.O. Box 471 | Boulder, CO 80306
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From: Debbie Leinweber <debbie.leinweber@gmail.com>
Sent: Friday, July 31, 2020 2:33 PM
To: Ott, Jean <jott@bouldercounty.org>
Subject: follow up questions from last night's meeting

Thank you for your time at yesterday's planning session open house.

After processing all of the discussion, I have a couple of follow up questions.

1. My husband and I believe we fall under the seasonal short-term rental (vacation home used frequently by property owner) category. We want to make sure that is the case. The cabin (17665 State Hwy 7) is our family cabin, used primarily for family vacations and weekend trips. We visit frequently, but do not live there permanently. We use Air BnB to rent out our cabin for a total of 40-45 nights (not consecutive) per year from May to the end of September. The cabin is not accessible most of the time in the winter. Do we fit in the seasonal short-term rental category? [Yes, this](#)

Attachment D

sounds like one of the main scenarios we were contemplating when we proposed the seasonal short-term rental use. Of course, that use does not currently exist and we are just beginning to draft the actual language in the code, but if we move forward with it, I believe your cabin would fit into that category.

2. You or someone on the call (there was a lot of talking over others) mentioned an AIMA. I'm still confused about that. Is it required to have in Boulder County? Do neighbors write it/agree upon it together? Does Boulder have a template for it? I have found quite a few online, but they don't seem to fit our situation. I haven't found anything on the Boulder County site. If you don't know the answers, who would be a good person to talk to? The AIMA (Access Improvement and Maintenance Agreement) is something that the county requires property owners who live on a shared, private driveway or road to sign. However, we haven't always required it so many shared accesses do not have an AIMA associated with them. The way we impose the AIMA currently is when someone comes to us requesting a new use (like a short-term rental) or new development (like a new house or outbuilding) on their property that uses one of these shared accesses, they must sign one. Each AIMA is written for the specific property and shared driveway/road and our hope is that, eventually, every property owner that uses a shared access will have signed on to help improve and maintain it. The team that looks at those and produces them is the Engineering Development Review Team (TransDevReview@bouldercounty.org). Just FYI, they are pretty swamped with work so it may take a while to get a response.

Again, thank you for your time. This is obviously a sensitive topic to many folks. I thought you did a great job facilitating the virtual meeting.

Debbie Leinweber
debbie.leinweber@gmail.com

From: [Deborah Denser](#)
To: [Rodenburg, Jasmine](#)
Cc: [Hippely, Hannah](#); [Ott, Jean](#)
Subject: RE: Recap: How Community Associations can Address Short-Term Rentals
Date: Friday, August 14, 2020 7:33:45 PM

This might help as well it's free! Just go to their website under resources and register for it.

PS: I do not work for them. I'm just a full time MOM for two active boys (12 & 14)

Deborah Bates-Denser

In this 1-hour webinar, we'll cover how to assess whether your historical STR activity could collect back taxes, review the effectiveness of your COVID-19 restrictions, and ensure rental and occupancy rate ordinances are followed. All this work can be automated so that every hour of your time is effective.

Topics include:

- How you can now "look back" years in the past to collect back taxes, or to communicate with those who were non-compliant with COVID-19 shutdowns
- Why auditing STR market activity may be the easiest, and highest return, function to carry out
- The role auditing has in annual rental cap compliance and more.

Speakers: Ulrik Binzer, General Manager of Compliance Services at Granicus & David Marcus, Chief Data Scientist at Granicus

Date: August 18th, 2020

Time: 1 PM ET | 10 AM PT

Duration: 1 hour

From: Deborah Denser [mailto:dbdenser@comcast.net]
Sent: Friday, August 14, 2020 6:56 PM
To: 'Rodenburg, Jasmine' <jrodenburg@bouldercounty.org>
Cc: 'hhippely@bouldercounty.org' <hhippely@bouldercounty.org>; 'jott@bouldercounty.org' <jott@bouldercounty.org>
Subject: FW: Recap: How Community Associations can Address Short-Term Rentals

Hi Jasmine,

I'm not sure if this could help you with gathering information. I know this company has helped Denver before, Host Compliance.

They have several webinar recordings and they do offer a free assessment market on how many short term rentals in your area.

That might give you an idea of possible revenue to pay for the enforcement. It could be a start, they do this with several cities/government agencies.

Sorry if this is unwanted suggestions, just let me know. I will not be offended. I just know from the research I've done this is an uphill challenge/battle.

Good Luck,

Deborah Bates-Denser

From: Christa Watson [<mailto:christa@granicus.com>]

Sent: Friday, August 14, 2020 9:00 AM

To: dbdenser@comcast.net

Subject: Recap: How Community Associations can Address Short-Term Rentals

Granicus Logo



Live Webinar

We're glad you joined us for the webinar, **How Community Associations Can Address Short-Term Rentals**.



Webinar Recording

Download the slides or watch on demand to recap short-term rentals and community associations.



Related Resources

Several attendees asked about short-term rental safety. Watch this webinar with Fire Marshal, Eric Guevin, discussing short-term rental safety. [Watch now.](#)

Looking for help in establishing STR policies? Get a free assessment of the market in your community and the solutions

available to help. [Learn More.](#)



Upcoming Events

Mark your calendar for these upcoming events. Head over to granicus.com/events for the most up to date information.

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Attachment D

From: [Donna George](#)
To: [Rodenburg, Jasmine](#)
Subject: Short-Term Rentals
Date: Thursday, July 9, 2020 11:17:04 AM

Dear Jasmine,

I recently read about the short-term rental code changes in the Left Hand Valley Courier. I have a few questions that were not explained in the article.

1. Are short-term rentals presently allowed in unincorporated Boulder County?
2. What will the code changes be?
3. Will the code changes make it easier and also potentially increase the number of short-term rentals in unincorporated Boulder County?
4. How was the informational survey conducted? Was it sent only to residents in unincorporated Boulder County or did residents in the incorporated cities within Boulder County also fill out the survey? Was the survey mailed out to citizens or was it an optional on-line survey?

Thank you for your time in answering my questions.

Donna George

Attachment D

From: Susan
To: Rodenburg, Jasmine
Cc: Barry Cox
Subject: Follow up info from SkyRun per affordability
Date: Monday, July 27, 2020 3:39:51 PM
Attachments: [Housing_Report_final.pdf](#)
[Housing_Affordability_Impacts_of_Airbnb_in_Portland.pdf](#)
[VRMA+2020+Public+Policy+Agenda.pdf](#)

Jasmine, I received the two studies attached here from VRMA (Vacation Rental Management Association), the Oxford Economics study and another one that was done by ECO Northwest a few years ago. These are the best such studies they know about. Note that both of these studies only look at one platform's properties (Vrbo and Airbnb), so they are not holistic evaluations. If you find any other studies, we'd love to know about them.

Conclusions from the Oxford Economics study (pg 30):

- We have found that the rapid US house price and rent increases of the past few years have not been substantially driven by STRs.
- It suggests instead that the major sources of volatility in rental and house prices lie in economic and labor market outcomes.
- Adopting strict regulations on STRs is unlikely to solve the housing affordability crisis faced by many US households.

Conclusions from the ECO Northwest study (pg 1-2)

- Airbnb's activities in Portland have minimal, if any, impact on the current affordability crisis.
- Airbnb's previous analyses have pointed out the many ancillary benefits of their units for hosts and neighborhoods. These include creating extra income for hosts, supporting neighborhood vitality, and stimulating housing unit creation (in the form of ADUs). Policymakers should consider trade-offs between these benefits and a relatively small impact on overall affordability.

You may have already done **research through VRMA** (<https://www.vrmaadvocacy.org/>). VRMA is dedicated to further developing professional and traditional vacation rentals as a safe and reliable option for consumers. It is committed to working with policymakers to develop fair and balanced regulations that benefit both communities and the vacation rental market.

I'm attaching their **public policy agenda** for 2020. Please note VRMA's position related to regulations, including these, which SkyRun also aligns with:

- VRMA supports the use of fair, justified, proportional and enforceable rules for property owners and managers to follow to ensure the greatest compliance.
- VRMA supports open and transparent permitting processes and fee structures that are equitable and comparable to that of all other residential properties and does not discriminate against or show bias for residency requirements, use, advertising methods, booking platforms, or business models.
- VRMA supports and encourages communities to recognize the rights of property owners to rent their primary and secondary homes.
- VRMA believes that legislation that places limitations on the frequency or duration of stay should be done as a last resort and only in cases where it is proven justified and necessary.

Furthermore, VRMA makes these points

(http://e.learn.com/files/upload/resources/VRMA/VRMAVoice/index.html#/lessons/IHOFWop3sn2ujqxxiOjJc_dIQxkXUZsP):

- The majority of properties listed as vacation rentals are second homes, which were purchased for the homeowner's personal use. Since the owner uses the property from time to time, these homes are not going to be easily turned into long term housing.
- Housing costs rise as a function of increased property values – which is a positive development for not only for communities as a whole, but particularly for full-time homeowners who live there.

I plan to be on the meeting Thursday evening. Let me know if we can provide any additional helpful input before that meeting. Thank you again for listening to the professional property management viewpoint.

--

photo



Susan Graber
Director of Location Support, SkyRun Vacation Rentals
877-SkyRun-1, ext 803 | 303-249-8894 | susan@skyrun.com
www.SkyRun.com

Attachment D

SkyRun Vacation Rentals



If you have any concerns regarding my level of service, please reach out to my manager:
barry@skyrun.com

Create your own [WiseStamp](#) email signature

Attachment D

From: [Lodrö Tsomo](#)
To: [Wiseman, Christy](#)
Subject: forgot to address this on the survey
Date: Wednesday, October 30, 2019 2:53:57 PM

Hello Christy,

Just realized that I forgot to address the matter of STR effect on long term rental availability in Allenspark in my survey answers.

Please add my 2 cents in about this issue somewhere in your survey process.

I believe that it is mistaken to think that ending STR will effect long term availability. Here are two cases that demonstrate this. My folks did have a company manage their property for STR use, but NEVER would have rented it out as a long term rental because they enjoyed coming for 3 months a year when their health allowed. Another example is the property across the road. It sits empty the WHOLE year except for two weeks. Again, this long time property owner (who has been asked if he would rent long term several times) is not going to forego the possibility of enjoying their cabin because of a long term renter.

As you can see, I don't think the long term rental argument holds water.

Sincerely,
K Winkel

Attachment D

From: [Bruce Drogsvold](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hippely, Hannah](#)
Subject: FW: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update
Date: Monday, August 31, 2020 9:54:01 AM
Attachments: [DC-19-0005 Referral Packet.pdf](#)

Good morning Jasmine,

I have a hard time getting a clear sense of what these changes mean for my family?
I think I may fall under a “vacation rental” type category.
If so, that’ll work.

I sent you a letter from a couple months ago that describes our family circumstances with our mountain cabin.
I hope we will not be prevented doing things the way we have been doing them.

Please let me know if we’ll qualify for the vacation rental category?

Thank you,
Bruce Drogsvold
303-579-1627

From: Bruce Drogsvold <bruced@wkre.com>
Sent: Monday, August 31, 2020 9:33 AM
To: Bruce Drogsvold <bruced@wkre.com>
Subject: FW: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>
Sent: Monday, August 31, 2020 8:04 AM
To: Ott, Jean <jott@bouldercounty.org>
Cc: Hippely, Hannah <hhippely@bouldercounty.org>
Subject: Draft Language for Short-Term Dwelling Rental and Bed & Breakfast Code Update

Good Morning, All –

Thank you for participating in the public process thus far. We have spent the last week preparing and sending out the first draft of the Boulder County Short-Term Dwelling Rental and Bed & Breakfast Code update to internal and external referral agencies for input. Some of you might have received the drafts from the referral, or being part of the Land Use Code Update email list. If that is the case, I apologize for the duplicate copies! I just wanted to send it to everybody who has participated in the virtual coffees and virtual open house to make sure you all continue to be involved.

I encourage everyone to sign up for the virtual open house. At that open house we will discuss the

draft language, input received from the public and referral agencies (to the extent we receive it before the open house), and address frequently asked questions we receive.

Please feel free to email me with questions, comments, or concerns. Below you will find what I believe was sent out to the Land Use Code update email. It has information on signing up for the virtual open house, along with the draft language. For good measure, I have also attached the draft language from the referral. I encourage people to look at the attached document as it includes a flowchart that helps give an overview to the draft regulations and licensing ordinance.

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (*formerly Land Use and Transportation*) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. ***Thank you for your adaptability and understanding in this extraordinary time!***

September 17 Virtual Open House: DC-19-0005 Short-term Dwelling Rental and Bed & Breakfast

***Attend a Virtual Open House starting at 6 p.m. on Thursday,
September 17, 2020***

Boulder County, CO - The [Boulder County Community Planning & Permitting Department](#) is continuing work on Land Use Code updates to Short-term Dwelling Rental and Bed & Breakfast regulations in docket [DC-19-0005](#).

After receiving input from the public, reviewing neighboring jurisdictions' regulations and additional research, staff has drafted [proposed Text Amendments to Article 4 of the Boulder County Land Use Code](#) along with a [proposed Licensing Ordinance to regulate Short-Term Rentals and Bed & Breakfast uses](#).

Attachment D

From: [Ilona Dotterrer](#)
To: [Rodenburg, Jasmine](#)
Subject: Re: Short-Term Dwelling Rental Virtual Coffee with a Planner
Date: Friday, July 10, 2020 12:22:45 PM

Thank you so much for your quick response! I must say that's a first in all of my communications with Boulder County on various issues.

I also appreciate your legal background, which brings elements of professionalism and objectivity to sometimes emotional situations.)I'm a retired lawyer.)

I am hopeful both the interests of Boulder County and concerned residents can be accommodated in these new regulations.

Based on the "Ideas" document, I do have a few simple suggestions, if you would like to chat sometime.

Thanks for your help and I look forward to the discussion.

Ilona Dotterrer

On Jul 10, 2020, at 11:57 AM, Rodenburg, Jasmine <jrodenburg@bouldercounty.org> wrote:

Good Morning, Ilona –

Thank you for signing up to participate in the short-term dwelling rental regulation update Virtual Coffee with a Planner sessions! We are looking forward to chatting with you about the upcoming changes to the Land Use Code. Based on your availability indicated in the online sign-up form, your 30-minute time-slot for this individual session is scheduled for July 17 from 10:00am-10:30am with Molly Marcucilli, cc'd on this email. You will find attached to this email a very generalized overview of the proposed regulations along with the sign-up form you filled out, for reference.

Below is the link to your virtual session, which has also been sent to you as an Outlook Calendar invitation. Although you can use Microsoft Teams in a web browser, many people find it easier if they download the desktop application ahead of time.

[Join Microsoft Teams Meeting](#)

[+1 720-400-7859](#) United States, Denver (Toll)

Conference ID: 198 355 677#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Mark your calendar! Following these Virtual Coffee with a Planner sessions, we will be hosting a Virtual Open House on Thursday, July 30th at 6:00PM. Please visit our website <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/> for more information and updates.

Please let us know if you have any questions or concerns in advance of your session and we look forward to hearing from you.

Kindly,

From: [ILONA DOTTERER](#)
To: [Ott, Jean](#)
Cc: [Rodenburg, Jasmine](#)
Subject: Short Term Rental Proposals - Suggestions
Date: Wednesday, July 29, 2020 3:16:30 PM

Hello Rainie,

You and I and Molly spoke on July 17 about the County's proposed short-term rental regulations.

I suggested the County create a third category to provide for vacation rentals of cabins whose owners also use the properties. This type of ownership/use did not seem to fall within either the Accessory Residential Use or the Principal Lodging Use. I indicated I would research the parameters of this third category.

I suggest the following:

- The Accessory Residential Use and Principal Lodging Use do not provide for short-term vacation rentals of second homes that owners occupy on a part-time basis. The County may wish to create a third category, Second Home Use.
- A Second Home could be defined as a property that the principal owner or family members use or occupy at least 120 days per year on either a continuous or non-continuous basis.
- Second Home Use would be subject to an administrative review process and be subject to all County STR requirements.

On another note, the County may wish to consider that STR licenses issued to owners of any of the three Use categories during the first year of the program will be valid for 2 or 3 years, absent any violations. This may result in more initial compliance.

Please contact me with any questions.

I look forward to chatting with you at the meeting tomorrow.

Ilona Dotterrer

Attachment D

From: [Joseph Roth](#)
To: [Rodenburg, Jasmine](#)
Subject: Short Term Rental Questions
Date: Monday, June 29, 2020 10:29:49 AM

Jasmine,

We're considering purchasing a second home in the mountains for our family to use, but would like to rent it for ~100 days/year to offset some of the cost of ownership. Without some rental income, it doesn't make financial sense for us to purchase.

It looks like the current rules allow for 45 days (forestry zoned) without a formal review, and potentially an administrative review or full special use planning review for 100 days, but that these rules are undergoing changes.

The proposed rules indicate that if the property is used principally as a single family dwelling, then an administrative review might be sufficient. I was wondering if there was any insight into what would constitute owner-occupancy? If we used the home for the majority of weekends, would that be considered occupancy. Otherwise, it looks like we may need to go through a public hearing. I'm curious what the timetable, cost, and chance that might fail.

If it helps, we're looking at properties similar to 1001 Ski Rd, Allenspark, CO 80510. Something on >1 acre and away from residential style living.

Feel free to respond via email or I can do a virtual coffee with a planner if that is more convenient.

Thanks,
Joseph

Attachment D

From: [Kathryn Stanford](#)
To: [Rodenburg, Jasmine](#)
Subject: Fire Mitigation Requirements STR rentals.
Date: Wednesday, August 12, 2020 7:54:42 PM

Hi Jasmine.

Hope you're having a great week so far.

I wanted to check in and see If you have been in contact with the Wildfire Protection Program?

We, and many others who wish to short term rent are very nervous about the mitigation requirements, and have gotten mixed feedback from neighbors who have dealt with this program in the past.

Several of us have heard that there are a few really awesome individuals to work with that think outside the box, but there are also a few who have made it very difficult to obtain certification and are quick to go "by the book" of a 30' radius even in narrow mountain canyons with no support or second thought.

This would literally wipe out every single tree on our property.

Short term renting has been a lifeline for many of us, and we will do whatever it takes to qualify, I just hope this matter is VERY carefully considered.

Not being able to qualify by dealing with the wrong person could be extremely detrimental to many.

Thank you for your time & consideration.

This is a very delicate and important matter.

We, and many others we know in the mountain communities are trying to be ahead of the game.

-Kathryn Stanford

From: [Kathryn Stanford](#)
To: [Rodenburg, Jasmine](#)
Subject: Questions on the draft for STR/VACATION land use code
Date: Friday, August 28, 2020 7:54:14 AM

Good morning, Jasmine.

I have read through the draft several times, and am trying to understand everything.

First off, why is a sales tax license required for lodging use? Airbnb and VRBO have always collected and remitted those taxes on owners behalf as far as my knowledge. I believe in the entire state of Colorado this is true.

Also, is there a map or website where we can see what district we are in? I have had a hard time finding anything like that. I assume being in the mountains that we are either in MI OR F, but it would greatly help to know.

Also, to my understanding, if your property is greater than one acre yet less than 5, you will have a special review as opposed to a limited impact SR?
Having a hard time understanding the difference.

Thirdly, if we choose to apply for the lodging VS. accessory residential, I see that the WPP certification/mitigation must be done prior to the license. What about everything else? Will there be a grace period if anything comes up after a building inspection? Or will the license not be granted until everything is complete?

I feel like there needs to be something in the draft about a grace period for things like the insurance and other qualifications. There Is a huge punch list at hand, and I feel people deserve a grace period and some time while still being able to run their business and being approved.

It feels like this new draft is trying to make it hard for people to obtain a license even though there are

So many residents who have lived here their entire lives able to stay in Boulder county because of renting their homes while staying with a friend, traveling, working out of state, etc!

I am disappointed to see the max 180 days (with no more than 20 nights/month rule especially) for accessory residential. People travel for extended periods and come back to what they consider home. Being able to rent it allows that freedom. If it is to be 180 days, what is the point of the no more than 20 nights/month? There should be no restrictions on how those 180 days are used at the VERY LEAST. Please consider.

This draft is going to cause a lot of stress on certain individuals. Many of us don't feel we were heard at all on this matter, and it is really disheartening.

I'm sure there were many angles, and in certain areas such a subdivisions, I completely understand, but what happened to the varying levels of oversight?

This is a huge blow to people with rural properties and mountain properties. Especially the neighbors having to be notified by mail. What's the point when you have a completely separate property away from everyone because the parcels are large? Mountain neighbors keep to themselves already and this could raise a stink for no reason because let's be real, people have opinions no matter what.

What about people who are already booked in advance into the new year? There absolutely should be a grace period while people get their ducks in a row to qualify with all these new rules. The good hosts who have poured their heart and soul into this business would be heavily penalized having to cancel bookings. This would be detrimental and completely unnecessary in homes that are safe, and well maintained by responsible and attentive owners/hosts.

I really hope to see Boulder County taking care of its residents with this new code. I don't feel like it adequately addresses taking care of those who use their home as a vacation rental due to varying circumstances. Not all of us are big money investors coming in. Some of us truly enjoy hospitality, are able to give back more (we certainly do), and enjoy meeting new people. I feel like the balance between residents renting their homes full time, and vacation renting is fairly balanced.

I understand the need to keep big money coming in and buying up the housing stock. All for this!

Also, people who have hosted responsibly and have the reviews, notes, and touches to prove it should be recognized through this as well.

This platform brings so much to our economy and that should not be overlooked! During COVID, many short term renters hosted people needing to be close to a family in a nursing or assisted living situation. It was a win/win in so many cases.

Thank you for taking the time to read.

Sincerely hoping there are a few key changes made to this draft. Being able to rent even for 45-50 nights a year when we have has been huge!!

Best,

Kathryn

October 31, 2019

Susan Merrill
CSN LLC
PO Box 1465
Nederland, CO 80466

RE: DC-19-0005: Proposed Boulder County Land Use Code Text Amendments related to Lodging Uses - Short Term Rentals and Bed and Breakfast & Property-Specific Information for 825 Eaton Place

Dear Susan Merrill:

Thank you for calling the Land Use Department. I received your voicemail inquiring about the Land Use Code update related to short-term rentals. In your voicemail, you requested a hard copy version of the online short-term rental survey. I have included the following materials related to the Land Use Code update:

- A copy of the email notice that went out about the survey on October 30.
- A hard copy version of the online short-term rental survey. Please complete the survey and mail it back to the Land Use Department at PO Box 471, Boulder, CO 80306 by November 22, 2019.
- The existing Short-term Dwelling Rentals use regulations (Article 4-507.E of the Land Use Code).
- A print out of the Land Use Code update project webpage.

In your voicemail, you also mentioned property-specific issues and noted concerns about septic systems in your neighborhood. I have included the following materials for your information:

- The parcel report for your property at 825 Eaton Place.
- An excerpt of the Land Use Code detailing provisions for the Forestry (F) zoning district (Article 4-101).
- A handout on septic permitting; septic systems are regulated and permitted through Boulder County Public Health, not the Land Use Department. If you have questions about septic regulations, please call Public Health at 303-441-1564.

If you have any property-specific questions about your property, feel free to call 303-441-3930 and an on-call planner will promptly assist you. Please let me know if you have further questions or comments about the Land Use Code update.

Sincerely,

Christy Wiseman | Planner I
Boulder County Land Use Department
720-564-2623
cwiseman@bouldercounty.org
Mailing address: PO Box 471, Boulder, CO 80306
<https://www.bouldercounty.org/departments/land-use/>

October 31, 2019

Susan Merrill
CSN LLC
PO Box 1465
Nederland, CO 80466

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Sincerely,

Christy Wiseman | Planner I
Boulder County Land Use Department
720-564-2623
cwiseman@bouldercounty.org
Mailing address: PO Box 471, Boulder, CO 80306
<https://www.bouldercounty.org/departments/land-use/>

Attachment D

From: [Maura Christoph](#)
To: [Rodenburg, Jasmine](#)
Cc: [Marcucilli, Molly](#)
Subject: Re: Short-Term Dwelling Rental Virtual Coffee with a Planner
Date: Friday, July 10, 2020 4:15:47 PM

Hi again,

And a thought on “local management” of short term dwellings and what exactly does that mean...? As many of the properties up here managed by companies and managers elsewhere....Estes? Longmont?

TheBoulder County Sheriff just issue a stage 2 fire ban up from a stage 1 fire ban.

Because I am signed up to get those alerts and live across the creek from my rental I was able to cover up the outdoor metal fire pit, tell current guests about the ban, etc.

I have no idea what kind of communication and outdoor grills many of the other properties nearby have... something to think about for you all as you are planning.

Maura

Sent from my iPad

On Jul 10, 2020, at 3:17 PM, Maura Christoph <mautoph@aol.com> wrote:

Hi Jasmine and Molly,

I don't have Microsoft.

I have an apple computer.

I really look forward to talking to a planner directly on this short term dwelling issue.

I spent March -August 2019 going through the LISU process , spending around \$1000 to Boulder County for the approval from the Boulder county planner.

Dwelling address is 103 Peaceful Valley Rd. 80540

I live up here in forestry unincorporated Boulder County. Directly across the creek from the rental dwelling.

I would like to give real feedback to a planner from me.

I know of many properties renting illegally up in this same area.

I would like to to assist you assist those properties to become legal short term rentals.

And I find that incredibly frustrating.

I would like to provide you with honest feedback as I am not afraid since I did everything completely by the code last summer.

So... if I don't have Microsoft how can we talk.

Thank you very much

Maura Christoph.

303-638-4441

Sent from my iPad

On Jul 10, 2020, at 11:40 AM, Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Attachment D

From: [Maura Christoph](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Weeks, Scott](#); [Marcucilli, Molly](#)
Subject: A few more thoughts from Maura Christoph on DC-19-0005
Date: Tuesday, September 8, 2020 5:28:10 PM

1. VRBO and Air Bnb collect and remitt the Lodging taxes and other taxes from guests Directly to the State of Colorado on behalf on the property owners so it doesn't make Sense for property owner to get a sales tax license from the Colorado Department of Revenue.

2. Under the "Lodging Use"

Vacation Rental "if rented more than 60 " nights a year one must get a license, but not if rented less than 60 days (nights), a year.

I can Guarantee you that numerous property owners (not me)..

Will take advantage of the "60" day rule and they will not be truthful.

These cabins will be rented much more than 60 days but the owners will deny they are renting that much.

I guarantee this will be unenforceable .

I guarantee this 60 day rule is inviting misuse and abuse of all your hard work trying to update the short term rental code.

And the same folks illegally short term renting cabins will continue to do so.

I'm "the messenger" . I see what really goes on .

I believe there are cabins that have "rental accounts". at the recycle / trash transfer stations in Allenspark and Nederland. You might gain some information by talking to the Boulder County employees that run those recycle / trash stations.

Hope this is helpful to you all.

Maura Christoph

Sent from my iPad

Attachment D

From: [Pieter Strauss](#)
To: [Rodenburg, Jasmine](#)
Subject: Online short term rental meeting
Date: Thursday, July 30, 2020 7:51:42 PM

Many thanks, this was a helpful event. I didn't get to go to the end – the breakouts were being set up, and the software kicked me out.

My main concern, as I have indicated, is enforcement. Like one other attendee, I and my neighbors on the other side of the problem property have been trying to get existing regulations enforced since early July 2019, to no effect.

This is an unpermitted Airbnb in the Lakeshore Park plat. The Land Use Office has been in contact with them, but they persist in refusing to get a permit, and in obeying existing regulations. The wake-up call was a multi-day bachelor party last year, ten guys from Texas who specialized in getting up early, staying up late, drinking to excess and shouting profanities at the top of their lungs. These are 1 acre residential properties, so you can imagine how pleasant it was to live next door. I could go on, but it would bore you. To the best of my knowledge, none of the existing regulations are being honored.

So, while I appreciate better regulations, the fact that current regulations are not being enforced makes it seem idle to me to work on new ones.

Any help your office can be would be greatly appreciated. BTW the neighbors on the other side have sold up and are leaving. I have owned my house and lived here since 1988. I'm a little too old to make another move.

Regards,
Pieter Strauss
275 Lakeshore Park Rd.
Boulder, CO 80302

Attachment D

From: [Maura Christoph](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Weeks, Scott](#)
Subject: Please review STR FEES in Summit CTY. Same type of tourist population. Fees more reasonable than Boulder County proposals
Date: Saturday, August 29, 2020 11:54:57 AM

<https://www.summitcountyco.gov/1250/Permit-Application>

Shared via the [Google app](#)

Sent from my iPad

Attachment D

From: [Sandy Brown](#)
To: [Wiseman, Christy](#)
Subject: Question re: Short Term Rentals vs. Long Term Rentals ADU's in unincorporated BC
Date: Sunday, November 10, 2019 6:56:30 PM
Attachments: [Growing Greener Report.pdf](#)

Hi Christy,

I just completed your Survey Monkey on short term rentals. My wife and I own a home on 7 acres in unincorporated Boulder County on east Valmont, between 75th and 95th. We have owned this same home property for 27 years.

I was happy to see some consideration of changing short-term rental policy, however I am more interested in seeing change in long-term rental policy. Here is my thinking about the situation on long-term rentals:

First of all, I am sure you are familiar with the Growing Greener report that CoPIRG completed along with other environmental groups regarding housing policy in the City of Boulder. If you haven't, I attach a copy of that report in this email.

I have lived in Boulder County for 32 years. We have lived and raised our children in the same home that we have owned for 27 of those years. During that time I have seen traffic on east Valmont go from very little, to today's circumstance where during rush hour, it takes me about 10 minutes waiting for an opening to get out of my driveway. The traffic goes slowly in long lines and the amount of greenhouse gasses and other pollution created by commuters in today's climate crisis, is simply irresponsible. Meanwhile, the cost of housing has become astronomical. All 3 of my grown children do not believe they will ever be able to afford live in Boulder County. Though they spent all of their childhood here.

Why we are not allowing "mother in-law" type accessory dwelling units here is beyond me. I can not understand a single benefit, and have asked dozens of people if they knew why this policy exists. Not one has offered an explanation. I wrote the County Commissioners about this question, and never received a response. On our property, we cannot have an accessory dwelling unit. I have no interest in putting up an apartment building, but if the County allowed a single ADU for long-term rental on all the many rural properties like ours, we would see a reduction in traffic, pollution, and both the cost of buying homes (that rental income can be considered in applying for a mortgage) and in the high cost of rent. It is a win for the environment, a win for the local economy, and a win for making housing more affordable. I would love an explanation for the County's long-term ADU housing policy. I really would, as it seems to be counter-productive to any community benefit that I can imagine. I am less interested in short-term rentals. I don't see anything particularly wrong with them, and understand they can help people appreciate our wonderful County, help provide some income for local homeowners, and help improve the local economy. But they do not address the pollution and climate change issues, or affordable housing issues that are so critical to the well-being of our County. Changing policy on long-term local rentals would help address these problems. Can you explain the existing policy to me? I am sincerely both concerned and puzzled by it.

And I am not alone. Our next door neighbors' (Aaron and Jenifer Kennedy - Aaron is the Founder of Noodles and Company and worked for Governor Hickenlooper to "Brand"

Colorado) for many years, have had the same question, as do all of the 7 other nearest neighbors to us. One of our neighbors, Bob Serafin, the former Director of NCAR, bought a larger property with an older very small single level home right on Valmont. He built a larger home behind that one, and Boulder County literally made him sledge hammer all the plumbing and fixtures in the original home, so that he wouldn't have an ADU. To this day, he has no idea why the County required that. It seemed incredibly absurd to him, to destroy a perfectly usable housing structure. Now it sits empty. Again, there was never an explanation given.

Finally, I know of several homeowners, who will remain unnamed for fear of reprisal, that violate County zoning restrictions and have secretly built ADU's and rent them out on the side. The folks I know who do this, are respected and contributors to our community. One of these is extremely well respected in certain circles. They seem to do this for various reasons like:

- Having housing for farm support (yes I know there is existing code, but it is quite restrictive and it is not I who made this choice);
- Providing housing to a friend or family member in need who can't afford higher rent, but needs to stay in the area;
- And to bring in additional income to simply make ends meet.

What I see happening, is that this policy is making good hearted community members, who positively contribute to our County, choose, for various reasonable reasons, to break the law. They are breaking the law, for good reasons; but they are still breaking the law. From my perspective, it is the County government that should be ashamed for having this policy, not these folks for violating it.

Can you explain to me the reasoning for the existing policy on ADU's and long-term rentals? I understand concerns about rapid growth, but with like 30,000 people a month moving to Colorado, but shutting down growth when our County has a surplus of jobs, is creating enormous other problems. I do not think I, or other unincorporated homeowners should be allowed to put up apartment buildings. But why not a single ADU for long-term rental?

Please help me understand this policy, and if you agree, tell me what I can do to help change the policy. I would love to have my mind changed about this; discovering of my own ignorance. But please remember, that in my experience, I am in the majority in terms of this ignorance. I do not know a single person that understands the purpose of the existing County restrictions on ADU Long-Term Rentals

Thank you.

Very Sincerely,

Alexander "Sandy" Brown
7929 Valmont Rd.
Boulder

Attachment D

From: [Bruce Drogsvold](#)
To: [Wiseman, Christy](#)
Subject: Re: Boulder County Short-Term Rental Survey
Date: Monday, November 4, 2019 1:42:35 PM

Thank you Christy,
I look forward to participating in the process.
There are many examples of STR regulations around the US,
Some good, others not good.
City of Boulder did a pretty good job.
Hopefully Boulder County will come up with fair and reasonable rules too.
Bruce

Bruce Drogsvold
303-579-1627

From: Wiseman, Christy <cwiseman@bouldercounty.org>
Sent: Monday, November 4, 2019 12:56:53 PM
To: Bruce Drogsvold <bruced@wkre.com>
Subject: Boulder County Short-Term Rental Survey

Hello Bruce,

Thank you for calling the Land Use Department today. Here is the webpage for the short-term rental Land Use Code update: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/> I've attached the county's existing short-term rental regulations as well as the full survey PDF.

The survey will remain open until November 22, 2019. After that, staff will begin analyzing the survey results and begin drafting various regulatory options. With every Land Use Code update, we aim to integrate public comment and involvement at every step of the process: during initial outreach (with the survey), through public meetings, with an external referral of the draft language, at the Planning Commission public hearing, and at the eventual Board of County Commissioners public hearing.

Please let me know if you have further questions or comments about this Land Use Code update.

Have a great day,

Christy Wiseman | Long Range Planner I

Pronouns: she/her/hers

Boulder County Land Use Department

720-564-2623

cwiseman@bouldercounty.org

<https://www.bouldercounty.org/departments/land-use/>

Attachment D

From: [Wiseman, Christy](#)
To: [Bruce Drogsvold](#)
Subject: RE: Boulder County Short-Term Rental Survey
Date: Thursday, December 12, 2019 10:54:00 AM

Good Morning Bruce,

To answer your questions:

1. I didn't hear of any other issues with the online survey glitching or stopping people after a certain question. That's not to say it couldn't have occurred for someone else, but no one reached out to our office about it.
2. Though the online short-term rental survey was originally planned to be open through November 22, we decided to keep it open longer due to a high volume of responses late in that week and various days of county office closure for weather. The survey was closed on the morning of December 2 and we are just now diving into the results. We received over 1,500 responses, so it's quite a lot of data. It will take us a few weeks to get through everything; I anticipate we will post survey results in January.
3. There isn't a rigid timeline for this Land Use Code update. After we process the survey results we will conduct various public outreach efforts to share the survey results and to present potential regulatory options. I anticipate that this Code update will go before Planning Commission at a public hearing in the spring or early summer of 2020, but it's difficult to say exactly when. We work on multiple updates to our Land Use Code and Comprehensive Plan simultaneously so they tend to be several-months-long to year-long processes.

Please let me know if you have any further questions. Though the survey is closed, you (or anyone) is welcome to submit comments about the Code update over email as the process continues. You can also sign up to receive emails about Land Use Code updates, including notices of public meetings and hearings by clicking on the orange "Subscribe" button on the project webpage:

<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/>

Best,

Christy Wiseman | Long Range Planner I

Pronouns: she/her/hers

Boulder County Land Use Department

720-564-2623

cwiseman@bouldercounty.org

<https://www.bouldercounty.org/departments/land-use/>

From: Bruce Drogsvold <bruced@wkre.com>
Sent: Thursday, December 12, 2019 10:22 AM
To: Wiseman, Christy <cwiseman@bouldercounty.org>
Subject: RE: Boulder County Short-Term Rental Survey

Good morning Christy,

Attachment D

I am following up from Nov. 4th when you sent me this link to the survey questions. I was busy filling out the link to the survey and it stopped me at question 13...it wouldn't let me answer the question and when I tried to continue it wouldn't let me send the survey back to you with, at least, my answers to the first 12 questions. I finally gave up so my voice was not heard.

I am wondering a couple things:

1. Did you have any other respondents that got stuck on question 13 or were unable to finish the survey?
2. Where is the process at this time? I hope to be a part of the process and I want to understand the timelines, when the public will be asked for their input, and all that stuff.
3. Please send me any sort of itinerary that you have...I'd greatly appreciate it.

Thank you,

Bruce Drogsvold
303-579-1627

From: Wiseman, Christy <cwiseman@bouldercounty.org>

Sent: Monday, November 4, 2019 12:57 PM

To: Bruce Drogsvold <bruced@wkre.com>

Subject: Boulder County Short-Term Rental Survey

Hello Bruce,

Thank you for calling the Land Use Department today. Here is the webpage for the short-term rental Land Use Code update: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/> I've attached the county's existing short-term rental regulations as well as the full survey PDF.

The survey will remain open until November 22, 2019. After that, staff will begin analyzing the survey results and begin drafting various regulatory options. With every Land Use Code update, we aim to integrate public comment and involvement at every step of the process: during initial outreach (with the survey), through public meetings, with an external referral of the draft language, at the Planning Commission public hearing, and at the eventual Board of County Commissioners public hearing.

Please let me know if you have further questions or comments about this Land Use Code update.

Have a great day,

Christy Wiseman | Long Range Planner I

Pronouns: she/her/hers

Boulder County Land Use Department

720-564-2623

cwiseman@bouldercounty.org

<https://www.bouldercounty.org/departments/land-use/>

Attachment D

From: [Maura Christoph](#)
To: [Rodenburg, Jasmine](#)
Cc: [Ott, Jean](#); [Weeks, Scott](#)
Subject: Re: Larimer County short term rental Fees. Please note more reasonable than what Boulder County is considering. Same tourist population as Western Boulder County.
Date: Tuesday, September 1, 2020 2:10:47 PM

Hi Jasmine, Raini and Scott,

Thank you for the reply and I have another question.

After reading through all the PDF descriptions I did not see anything included that would state if a property owner has already gone through the whole LISU and LUW process

And that property , such as mine last summerLUW-19-0007

“ passed all the tests” to be completely to code, Wildfire partnered certified, building inspector inspected, in the positive interest of the neighborhood, plenty of parking, no event , etc etc etc....that the Property does NOT have to go through the whole process again.

On the “ call with a planner” last July I believe, a call which

Jean, Jasmine, Molly and Scott were on with me I asked that question.

Scott in that call verbally said “ no I don’t believe you’d have to go through the LISU again unless you planned to change something”

I have no intentions of changing anything for which I was prior approved yet I feel I need the reassurance in writing from County planners.

And it would be helpful to have that covered in the full PDF document.

I hope this makes sense.

Thank you

Maura Christoph

Sent from my iPad

On Sep 1, 2020, at 9:22 AM, Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Good Morning, Maura –

Thank you for submitting your thoughts on the draft Short-Term Rental and Bed & Breakfast code language and Licensing Ordinance. I appreciate your continued involvement in this process.

I will look through the links you have submitted in this email and your separate emails.

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (formerly Land Use and

Transportation) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. ***Thank you for your adaptability and understanding in this extraordinary time!***

From: Maura Christoph <mautoph@aol.com>

Sent: Saturday, August 29, 2020 11:59 AM

To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>; Ott, Jean <jott@bouldercounty.org>; Weeks, Scott <sweeks@bouldercounty.org>

Subject: Larimer County short term rental Fees. Please note more reasonable than what Boulder County is considering. Same tourist population as Western Boulder County.

<https://www.coloradoan.com/story/news/2019/08/30/short-term-rental-owners-face-new-300-fee-unincorporated-larimer-county/2131471001/>

Shared via the [Google app](#)

Sent from my iPad

Attachment D

From: [JANET](#)
To: [Wiseman, Christy](#)
Subject: Re: Online Survey for Short-Term Rentals in Unincorporated Boulder County - Please Complete Survey by November 22, 2019
Date: Monday, October 28, 2019 8:46:56 PM

Hi,

I did the survey but the last few questions I could not add comments. Basically I am opposed to short term rentals in small towns such as Eldorado Springs, the impact is too great. If a homeowner does not have close neighbors I can see how they may be ok but not in the densely estate residential town of Eldorado Springs.

Thanks,

Janet

> On Oct 28, 2019, at 5:07 PM, Wiseman, Christy <cwiseman@bouldercounty.org> wrote:
>

Attachment D

From: [Deborah Denser](#)
To: [Rounds, Jesse](#); [Wiseman, Christy](#); [Case, Dale](#)
Subject: RE: Questions regarding Lake Valley Estates
Date: Wednesday, October 30, 2019 9:53:58 AM

By the way, I noticed on your requirements/information nothing is mentioned regarding the new Colorado State Tax Law requiring sales tax on all rentals unless written agreement for permanent residence for at least 30 consecutive days.

Part 2: Taxable Sales

7 Revised June 2019

Rooms and accommodations

Colorado imposes sales tax on the entire amount charged for rooms and accommodations. The tax applies to any charge paid for the use, possession, or the right to use or possess any room in a hotel, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, or mobile home and to any space in any camp ground, auto camp, or trailer court and park, under any concession, permit, right of access, license to use, or other agreement, or otherwise. Sales of rooms and accommodations may be exempt when made to a permanent resident who enters into a written agreement for occupancy for a period of at least 30 consecutive days

<https://www.colorado.gov/pacific/sites/default/files/Colorado%20Sales%20Tax%20Guide.pdf>

*Thanks,
Deborah Bates-Denser*

From: Deborah Denser [mailto:dbdenser@comcast.net]
Sent: Wednesday, October 30, 2019 9:01 AM
To: 'Rounds, Jesse' <jrounds@bouldercounty.org>; 'Wiseman, Christy' <cwiseman@bouldercounty.org>; 'dcase@bouldercounty.org' <dcase@bouldercounty.org>
Subject: Questions regarding Lake Valley Estates

Good Morning,

I have some questions regarding the process of the permits/license/hearing for lodging houses in neighborhood. I want to make sure I have the correct information.

So here goes:

If the hearing is in favor of 6366 Fairways owner Carolyn Eberle:

What would be the zoning on that property? What is the duration?

Since our HOA is still voting on STRs (lodging houses) if we vote no what are our rights if the property already has the permit/license?

What happens with the extra cost to our common areas (tennis courts, lake and park) because of the high traffic use?

What is the concern for fires, especially since we are surrounded by open space? This already happened to an STR in New Orleans, LA.

Does this open the gateway for more STRs in the neighborhood?

What about investors buying properties just for this purpose, we have a destination spot (open space- trails, private lake, tennis courts, parks), as per Airbnb we already have one property used just for that. 4066 Niblick Dr.

Will our neighborhood eventually be rezoned, since about 8-10 homes want to become STRs (lodging houses), which the new Colorado State Tax Law has stated that they are commercial/business and have to pay sales tax?

Will Boulder County use the verbiage Lodging Houses instead of Short Term Rentals to be consistent with Colorado State Law, especially since Boulder County does not participate in Home Rule Tax? It may be confusing for the average person.

If the hearing is not in favor of 6366 Fairways owner Carolyn Eberle:

Attachment D

What actions, if any does Boulder County enforce?

What if they ignore the results?

What can our neighborhood do, if your ruling is ignored and they have “friends” coming and going? (But are actual paying Guests) This property has been advertised on NextDoor neighbor and other unregulated sites.

Sorry for all the questions, however I’m getting conflicting information. Everyone has their own interpretation.

Thank you,

Deborah Bates-Denser

Attachment D

From: [Wiseman, Christy](#)
To: [Serene Karplus](#)
Subject: RE: Short Term Rental Survey
Date: Monday, December 30, 2019 12:48:00 PM
Attachments: [Boulder County Existing STR Regulations.pdf](#)

Hello Serene,

Thank you for your comment about the short-term rental Land Use Code update. I've attached the county's existing short-term rental regulations for your information. Regarding the online survey, we tried to distribute it as widely as possible; the survey was posted online, was emailed to the Land Use Code update email list, and was featured in multiple local newspapers (e.g., Daily Camera, Mountain-Ear, Left Hand Valley Courier). Unfortunately we do not have the resources to ensure every unincorporated county resident received a notice about the survey.

The online short-term rental survey was originally planned to be open through November 22. However, we decided to keep it open longer due to a high volume of responses late in that week and various days of county office closure for weather. The survey was closed on the morning of December 2 and we are in the process of analyzing the results. We received over 1,500 responses, so it's quite a lot of data. I anticipate we will post survey results in January.

Though the survey is closed, we encourage you to submit comments about the Code update over email as the process continues. Survey data is just one component of public input that will help inform updated regulations. With every Land Use Code update, we aim to integrate public comment and involvement at every step of the process: during initial outreach (with the survey), through public meetings (to be scheduled), with an external referral of draft language, at the Planning Commission public hearing, and at the eventual Board of County Commissioners public hearing. There isn't a rigid timeline for this Land Use Code update. After we process the survey results we will conduct various public outreach efforts to share the survey results and to present potential regulatory options. I anticipate that this Code update will go before Planning Commission at a public hearing in the spring or early summer of 2020, but it's difficult to say exactly when.

You can also sign up to receive emails about Land Use Code updates, including notices of public meetings and hearings by clicking on the orange "Subscribe" button on the project webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/> Please let me know if you have further questions or comments about this Land Use Code update.

Have a great day,

Christy Wiseman | Long Range Planner I

Pronouns: she/her/hers

Boulder County Land Use Department

720-564-2623

cwiseman@bouldercounty.org

<https://www.bouldercounty.org/departments/land-use/>

Attachment D

From: Serene Karplus <serenekarplus@gmail.com>
Sent: Saturday, December 28, 2019 10:16 AM
To: Wiseman, Christy <cwiseman@bouldercounty.org>
Subject: Short Term Rental Survey

As a resident of unincorporated Boulder County who attends various housing and Land Use input meetings, I am concerned that a survey regarding short term rentals was not distributed to such residents or announced in the local newspapers of such residents. I just learned of a survey that closed 11/19/19 on this topic.

Serene Karplus
serenekarplus@gmail.com
303-545-2126 Home
303-618-7314 Cell/Text

Attachment D

From: [Deirdre Garvey](#)
To: [Boulder County Board of Commissioners](#)
Subject: Boulder County short term rental regulations - enforcement challenges
Date: Monday, December 2, 2019 5:33:49 PM

Dear Boulder County Commissioners:

Limiting the number-of-nights for a property to be used as an STR (Short Term Rental) is being touted in various regulations (e.g., Boulder County) as a way to limit the impact of STR's. However, it appears that enforcement of number-of-nights used by a property as an STR (or even whether a property is being used as an STR) is challenging! Just doing a search on AirBNB.com (or VRBO or various other sites) can be misleading - property owners find ways to hide listings. For example, there is now a feature in AirBNB.com to hide listings from locals:

<https://community.withairbnb.com/t5/Host-Voice/Feature-request-Hide-listing-from-guests-who-reside-in-the-same/idi-p/638912>

The current model of investigation only after a complaint is filed (and "proved") leaves much of the reporting burden to neighbors; note that the impacts of STR's are broader than just a neighborhood. What constitutes "proof" of a property being used as an STR? What would be "proof" of usage for more-than-the-permitted number of nights or over-occupancy?

Could sales/lodging tax records be used as a possible record for usage of an STR? These taxes are supposed to be collected for STR stays. The tax records could provide information on whether a property is being used as an STR and for how many nights. See the following article on tax collection by AirBNB in Colorado:

<https://www.airbnb.com/help/article/2298/occupancy-tax-collection-and-remittance-by-airbnb-in-colorado>

Since the Land Use department appears to be redoing some of the STR regulations for Boulder County, is there anything that could be added to the new regulations to make enforcement less obtuse and simpler for the department?

Thanks for reading,

Deirdre Garvey, Boulder County resident

Attachment D

From: [Bruce Drogsvold](#)
To: [Rodenburg, Jasmine](#)
Subject: Regarding short term rentals in Boulder County unincorporated
Date: Tuesday, July 7, 2020 12:34:06 PM

Hi Jasmine,

When people ask me where I live I tell them I live in a two story house.

One story is in Boulder

The other story is in the mountains.

It's funny, but also completely true.

We have owned our little cabin outside of Ward for 30 years.

We love it up there.

We're always up there, at least four to five days per week and we have been going there that often since the day we bought the place.

I'm 70 years old.

My wife is retiring this year.

Our kids, now 32 years old and 29 years old have spent there entire lives up there.

Our son stayed there for three months in April, May, and June 2020

I've lived in Boulder County since 1972

For the first 25 years we tried long term rentals.

There weren't other option then.

It was horrible.

Tenants would come and go almost yearly.

They'd love our place in spring.

Then the winter would hit and the next spring they'd be gone.

It's tough up there in wintertime.

These tenants would hardly be considered long term tenants.

And they typically didn't take care of our property either.

After the snow melted, beer cans, cigarette butts, trash, dog poop, etc.

It was discouraging.

Long term rentals don't work up there.

Then, the opportunity for short term rentals came along.

It was a Godsend.

Finally we could shut the place down to guests during the winter months and have it all to ourselves.

Then, we get guests only during late spring, summer, and early fall.

It's the perfect way to go for us. .

The guests love it and they get a genuine wilderness experience.

We make extra income, and we keep the place beautiful

Hopefully Boulder County will not make rules that shut us down.

We're doing nothing wrong.

Government rules state that you only have one primary residence but that's not really the case for us.

We have our own housing lifestyle and we'd appreciate the freedom to live our way.

If new short term regulations require owner occupancy, that won't work for us.

We don't fit the "one size fits all" thing

Attachment D

We will never go back to long term rentals.

They weren't worth the trouble.

Short term rentals help us be financially self sufficient.

We need an option in your new regulations that will accommodate our needs.

It's not a lot to ask.

We're responsible homeowners

We did the Septicsmart.org certification process three years ago.

We test our water quality every two years.

We keep the house safe and comfortable.

We love where we live.

Please consider us as you proceed toward creating your new rules.

Thank you,

Bruce Drogsvold

Attachment D

From: [Richard Harris](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#)
Subject: Meeting on short term rentals in mountains
Date: Friday, July 31, 2020 10:11:59 AM

Dear Jasmine and Jean,

Thanks for holding last night's video meeting on short term rentals in the mountains.

While I was sitting at my computer and trying to take notes, I failed to get everything. Microsoft Teams is something I have not previously used. It seems that Microsoft may not have exactly the same software for my Macintosh. I was sometimes unable to find things even though I got instructions verbally. If there is any chance you can use Zoom for public meetings like this one I, and most everybody is much more familiar with the system.

I thought it was a good meeting last night. Thank you for that.

So the following ...

1. Will you **please send me copies of your slides and any other documents** that will help me follow what you are doing? Thanks.
2. Christy Wiseman and Nicole Wobus were previously involved in this effort. Can we fairly assume that any input that was given to them has been digested by you and the present team? Are they still involved?
3. You got a taste last night of the difficulties faced by neighbors based on the lack of clear regulations. My neighbors the Leinweber's and I presented different perspectives of our disagreement about their use of Airbnb that is facilitated by their use of an easement through my property and several others.
4. The easement the Leinwebers use is limited to a single family house. There would be a single family house if it were not rented through international advertising with Airbnb. In future regulations I should have been notified in advance of approval of their short term rental so that I could have presented an alternate perspective.
5. You said that in approving short term rentals you would look only at legal access. Presumably that means for the public and for the purpose of short term rentals. It should be carefully defined and reviewed before approvals are given.
6. From the logins do you have contact information for Denise Donnelly? I'd appreciate getting it.

Thanks again for your hard work and your kind understanding of various points of view.

Dick Harris
2645 Briarwood Drive
Boulder, CO. 80305
(303) 499-1551
rharris@indra.com

Attachment D

17663 Highway 7
Allenspark, CO. 80510 (not for mailing)

Attachment D

From: [Samuel Arieti](#)
To: [Rodenburg, Jasmine](#)
Cc: [Hippely, Hannah](#); [Ott, Jean](#); [Rosemary Donahue](#)
Subject: Re: Thank You for Attending the Short-Term Rental Virtual Open House
Date: Thursday, August 20, 2020 2:37:40 PM

Hi Jasmine and team,

I appreciate having been invited to learn more in these sessions about your Department's plans to draft new regulations impacting short term rental activity in Boulder County. I have copied my friend and neighbor, Rosemary Donahue, who has lived in Boulder County much of her life and is interested in being included in future correspondence on this subject.

Rosemary and I know many people in the Northwestern part of the County who own or manage vacation rental properties and have done so for decades or longer without memory of any of the sort of wildfire or wildlife incidents that have been cited as a rationale for a rental ban or restrictive regulation. The concerned residents we've discussed this with expect that your Department will draft regulations that would facilitate compliance by imposing minimal restrictions on licensure, would give rise to lapse of license (or interference by the County) only in the event of grave incidents or mishaps, and would not impose solutions to problems in the City of Boulder on the residents of the entire County - particularly those who live in the parts of the County that been vacation destinations since the first settling of the State of Colorado. Further, while on the earlier calls your team noted that you had not yet coordinated with other divisions of County government on the budgetary impact of proposed changes, we believe it would be prudent for Planning & Permitting to do so. Restrictions on rental activities around Rocky Mountain National Park would devastate the surrounding communities and tax base, reduce current flow of occupancy and sales tax, and would undercut our shared financial benefit of proximity to one of the State's greatest and most well-known resources.

Again, thank you for including me to the extent you have as you work on these regulations. It is my sincere hope that your Department's new regulations will be easy to comply with and will embrace, respect, protect and encourage the long history of vacation rental activity in the area going back many generations.

Regards,

Sam

Samuel A. Arieti
(773) 531-7680
sarieti@gmail.com

On Mon, Aug 3, 2020 at 11:15 AM Rodenburg, Jasmine <jrodenburg@bouldercounty.org> wrote:

Attachment D

From: [Ben Bayer](#)
To: [Wiseman, Christy](#)
Subject: Short term rental advisory committee
Date: Friday, November 1, 2019 10:39:11 AM

Hi Christy,

I just completed the survey about short term rentals and saw that you're the person to contact about this. I feel strongly that an economic solution would be far better than a regulatory one. I wasn't sure if you had a steering or advisory committee to work on this but if so, I'd love to be involved. For the record, other than occasionally renting out my guest room, I have no horse in this race. I just want to avoid impulsive, emotional, and draconian regulation. Let me know if there are opportunities to help out with this.

Thanks,
Ben Bayer

Attachment D

From: [Catherine Monahan](#)
To: [Wiseman, Christy](#)
Subject: Short Term Rentals
Date: Thursday, October 31, 2019 9:10:37 AM

Dear Christy,

I live outside Nederland in unincorporated Boulder County. I've watched the struggle over STRs in Ned while my own little street goes through similar changes. I strongly feel STRs disintegrate a community. In my mountain area neighbors rely on each other. As houses get sold to folks who don't live here and factor STRs into their house payments, the number of actual neighbors shrinks, prices go up, and the likelihood of someone moving here full time dwindles. And the neighborhood suffers. I've lived near an ADU for five years. I recognize my neighbors' desire to make additional income, however, I resent the huge influx of traffic on my quiet road, the visitors who don't watch out for my pet or children, and the additional wear and tear on a private road that goes uncompensated. There is absolutely no recourse for neighbors who dislike the situation—and most of us do.

Thank you for pursuing STR regulations in unincorporated Boulder County. The cat is already out of the bag—I hope it's not too late to stuff it back in.

Sincerely,
Catherine Monahan

P.S. I took the STR survey. Please consider making it more accessible to people who may not receive the Boulder County updates. Perhaps advertise it in the Mountain Ear newspaper?

Attachment D

From: [SANDI MISURA](#)
To: [Wiseman, Christy](#)
Subject: Short term rentals
Date: Tuesday, October 29, 2019 11:38:46 AM

The Gunbarrel Green HOA does not allow short term rentals per our covenants.

Sandi Misura, Secretary
Gunbarrel Green HOA

Sent from my iPhone

Richard E. Harris
2645 Briarwood Drive
Boulder, CO 80305
(303) 499-1551 rharris@indra.com

Christy Wiseman, Planner I
Boulder County
P. O. Box 471
Boulder, CO 80306

October 2, 2019

Re: Problems with short-term rentals in mountains

Dear Ms. Wiseman:

I write concerning problems caused by short-term rentals in the mountain regions of Boulder County.

To introduce myself, I am the owner of a house on about 40 acres at 17663 Highway 7, Allenspark. Note that even with this address on a major highway, my house is located on a private road about one mile from the highway. Yesterday I sent you a separate letter explaining the problems faced by those on private roads. This letter deals with broader issues.

In our mountain regions it is apparent to residents and law enforcement authorities that increased short-term rentals are causing major problems. The increase is due to the ease of world-wide advertising for rentals using internet services such as Airbnb.com and vrbo.com.

Commonly this issue is mostly publicized as an urban problem. Major American cities have adopted restrictions on such rentals. In Colorado, Denver, Boulder, Fort Collins and Breckenridge have adopted regulations. Golden, Lakewood, and Wheat Ridge are following this leadership.

Many of these municipalities require owner occupancy if short-term rentals are allowed.

However, problems may be much more severe in more rural locations such as Allenspark, about which I am writing.

As the two most serious problems in Allenspark, I see a serious need for more (1) urban services and (2) fire dangers presented by short-term visitors who do not understand our very serious fire hazards. Below I discuss these and other critical needs.

Urban services:

For several decades Boulder County has effectively limited growth in its mountain areas to avoid the need for urban services required for high population density areas. Such services will be

- police (now the sheriff),
- rapid response professional County fire fighters (now excellent volunteers),
- medical facilities (Estes Park and Lyons are about 30 minutes away),
- increased road maintenance and plowing. and
- numerous other services resulting from increased population.

The cost of these services will be very large and must be paid by all County taxpayers. However the wise approach of previous County Commissioners has avoided taxing the large number of our citizens who live in our cities and towns for similar services in our low density mountain areas where they can only be provided at much higher cost. The County has accomplished this through great effort in examples such as limiting overnight stays at St. Malo (since severely damaged by fire) and limiting the uses of the more recently created Old Gallery.

I do not have data on the impact of widespread use of Airbnb rentals in Allenspark. To get an idea, I estimate there are 1,000 dwelling units in Allenspark. I also estimate that half of these are not often used regularly. That leaves 500 unoccupied units in the summer. If these were all occupied through world-wide advertising, it would require urban services adequate for a 500-unit geographically distributed hotel. This would not only be a major financial burden for Boulder County but a massive change in the character of our rural area. I encourage County Planners to use their likely better data to assess this problem accurately.

Fire:

Perhaps the most serious issue with short-term rentals is an increased danger of human-caused fires. I recall the serious fire several years ago caused by two visitors to an unauthorized campground near Nederland.

When I first learned of this fire, there was an Allenspark Airbnb rental advertised world-wide for a home with a fire pit. (This rental is still advertised but fortunately the mention of a fire pit has been removed.) While the ad cautioned prospective users about mountain fire danger and the possibility of County-wide fire bans, it provided no information about what to do if a fire spreads. It did not even mention calling 911! More importantly it seems unlikely that visitors for just a few days will spend much effort at learning safe procedures for fires.

If such rentals are allowed, I believe the County should prepare a manual on fire danger and require it be prominently displayed in every rental unit.

If Airbnb rentals are allowed with the code changes you are making, I believe the County should require that roads to the short-term rental properties, even when private, have adequate access for emergency vehicles such as fire engines and ambulances. In an emergency there might be several vehicles trying to gain access, along with fleeing occupants going the opposite direction,

and requiring a wide enough road to pass each other. For rentals in the winter regular snowplowing should be required.

Non-Resident Owners:

It is likely that most short-term rentals will be during times when the owners are not present. Indeed owners may not be nearby or even be out of state. Thus supervision of a rental will be minimal or non-existent. This offers the possibility of noise, drug use and dealing, poor control of pets, trespassing, vandalism, and shooting among other problems. At present there is no requirement for owner presence or even owner use of the property. An ordinance now under consideration in Golden requires the unit be owner-occupied at least ten months of the year. (I do not know the present status of regulations in Golden, but I'm sure you do.) Allenspark residents need the same protection.

Multi-Unit Ownership:

A serious problem that has arisen in urban areas is multi-unit ownership. Essentially a single owner or a cluster of individual homes provides a rental service for them, leading to a large negative impact on the community while allowing efficient management. By allowing such uses housing costs are likely to increase. The present low cost housing available some places in Allenspark would be reduced, a serious problem for expensive Boulder County.

Municipalities are limiting rentals of this sort. So should Boulder County.

Urgency:

The most urgent issue is fire. I suggest a moratorium on short-term rentals while County officials finish holding appropriate hearings to decide what regulations are necessary.

If we don't deal with this soon, renters may begin to feel entitled, making even necessary changes more controversial.

Recommended approach:

Short-term rentals should only allowed in owner-occupied units with owners required to be present during rental. Owner-occupied means 10 months per year as Golden has proposed.

There are numerous private roads in Boulder County's mountains. The easements permitting access to adjacent properties were likely agreed to before the concept of world-side advertising for short-term rentals even occurred to the neighbors who drafted them. These easements should be cancelled for short-term rentals until affected property owners agree on the changes they wish to make. In some cases, rentals will not be allowed unless agreement is achieved.

The present length of a short-term rental is 15 to 45 days. Since most mountain properties may not be accessible in the winter months, rentals will mostly occur during the summer. Thus present regulations would allow 45 days of rental during the summer, or half the summer. The

rentals should instead be distributed over the full year with only about one-quarter allowed during the summer. For example, the limit might be pressed as 1 to 3 days in any month.

Regulation:

When the County does draft new short-term rental regulations it is important that they be enforced. Owners should be required to submit a detailed record of their rentals every year or the short-term rental approval be cancelled. Data such as dates of owner occupancy and dates of rental are essential. Otherwise regulation will be futile and a huge burden to County staff. These data can be supplemented by neighbor reports or complaints in case of serious abuse.

I am ready to participate in a public process to craft draft regulations to be presented for adoption by the County Commissioners with a moratorium in place during that process.

Sincerely,

Richard E. Harris

Attachment D

From: [Marie Zuzack](#)
To: [Hackett, Richard](#); [Wiseman, Christy](#)
Subject: STR survey
Date: Friday, November 15, 2019 8:57:10 AM

Hello,

Your Short-Term Rental survey is a good thing, but I didn't see it posted on NextDoor for my neighborhood. I'd suggest posting it on all NextDoor neighborhoods in the unincorporated area (mountains and plains) so that more people become aware of the project and have the opportunity to submit their opinion and ideas. Other County departments use NextDoor regularly to communicate information like this.

Marie

----- Forwarded Message -----

From: Boulder County Information <bouldercounty@public.govdelivery.com>
To: "zuzackm@yahoo.com" <zuzackm@yahoo.com>
Sent: Wednesday, October 30, 2019, 02:06:58 PM EDT
Subject: Online survey open on Short-Term Rentals in unincorporated Boulder County

Having trouble viewing this email? [View it as a Web page.](#)

boulder county news and information banner



For Immediate Release

Oct. 30, 2019

Media Contact

[Richard Hackett](#), 720-564-2605

Online survey open on Short-Term Rentals in unincorporated Boulder County

Survey will be open through November 22, 2019

Boulder County, Colo. - The Boulder County Land Use Department is seeking input on Land Use Code regulations related to short-term rentals in unincorporated Boulder County (i.e., outside cities and towns) as part of [Docket DC-19-0005](#). An online survey is now available as part of a proposed [Land Use Code](#) update.

The Land Use Code defines a “short-term dwelling rental” as a dwelling that is rented in durations of less than 30 days at a time. These properties, often rented through Airbnb and VRBO, include dwellings rented out by individual owners or on behalf of an owner by a property management group.

Please share your thoughts about short-term rentals in the unincorporated county and how they should be regulated by taking the [online survey](#). The informational survey will take approximately 10 minutes to complete. Land Use staff will use survey results to inform the Land Use Code update before proposing draft regulations to Planning Commission and the Board of County Commissioners. The survey will remain open through November 22, 2019.

Survey link: <https://www.surveymonkey.com/r/BoulderCountySTR>

Background

On July 2, 2019, the [Board of County Commissioners authorized staff](#) to pursue text amendments to [Article 4-507 of the Boulder County Land Use Code](#) related to two Lodging Uses: Short-term Dwelling Rentals, and Bed and Breakfast. The existing use provisions for Short-term Dwelling Rentals (STRs) were created in 2008.

The use provisions need an update considering current development, housing availability, and economic conditions in the county. Best planning and land use regulation practices regarding STRs have evolved significantly since the existing use provisions were put in place.

In addition, staff has heard input from county residents that the existing regulations do not adequately address the impacts of STRs. Staff intends to explore updating use provisions related to owner-occupancy, business registration, neighborhood compatibility, rental frequency, and preventative safety. Staff also intends to update the definition and provisions for the Bed and Breakfast use and clarify the distinction between the Short-term Dwelling Rentals and Bed and Breakfast uses.

For more information, please contact Christy Wiseman at cwiseman@bouldercounty.org or 720-564-2623

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#4]
Date: Monday, August 3, 2020 12:21:55 PM

Name *	Bruce Drogsvold
Email *	bruced@wkre.com
Phone Number *	(303) 579-1627
Address *	<input type="checkbox"/> 1527 5th St Boulder, Co 80302 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	<ol style="list-style-type: none">1. It's good to see that a second home frequently used by the owner is being acknowledged as a possible short term rental. That should be the case, especially in the mountains.2. Over regulation was the biggest issue on the feedback poll Please listen to that...
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#5]
Date: Monday, August 3, 2020 12:57:17 PM

Name *	phil stern
Email *	phil.stern@colorado.edu
Phone Number *	(303) 747-2986
Address *	<input type="checkbox"/> PO Box 56 allenspark, CO 80510 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	Long over needed. They need to be as stringent as possible. But that also needs to take into account the difficulties with enforcement. And in the mountains, this becomes even more critical what with concerns over fire and shooting. You also need to consider the short season in the mountains and not use the same residency, occupancy as used in the valley.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#6]
Date: Monday, August 3, 2020 6:04:03 PM

Name *	Vicky L Foster
Email *	vlfoster@aol.com
Phone Number *	(303) 591-6299
Address *	<input type="checkbox"/> 885 Ski Road USPO 83 Allenspark, CO 80510 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	Please continue to allow them. I would have lost my farm if not for the income from the short term rentals. Not all of us inherited our properties from rich parents. Most of us are hard-working folks who are just trying to survive, especially in these trying times. Bottom line, my rentals have saved my farm.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#8]
Date: Saturday, August 29, 2020 9:26:47 AM

Name * Maura Christoph

Email * mautoph@aol.com

Phone Number * (303) 638-4441

Address * ☐ 103 Peaceful Valley Rd
Lyons, Co , Colorado 80540
United States

Is your primary residence in Boulder County, Colorado? * Yes

What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *

I find the license fees way too high and unjustified. And these high fees will even more discourage people from being honest with Boulder County.

If you want owners to be honest and work with Boulder County
These high license fees are not the way to do it.

I already spent over \$1000 dollars to Boulder County last year going through my 6 month LUW-19-0007 process.

I believe the County is shooting themselves in the foot by having license fees so outrageously high unless that is for a 10 year license.

And it makes no sense that there is ZERO code for long term rental and ZERO license for Long term rental.in the County.

For example the City of Boulders Rental license is approximately
\$125 For 3 years.

The County gets money from these short term rentals as Lodging taxes are collected and remitted by VRBO and Air Bnb.

The County will lose that income if more owners decide to not rent because of the too high license fee.

I do not understand why Boulder County Wants to make it so difficult. For property owners to be honest.

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#9]
Date: Saturday, August 29, 2020 12:13:41 PM

Name *	Maura Christoph
Email *	mautoph@aol.com
Phone Number *	(303) 638-4441
Address *	<input type="checkbox"/> 103 peaceful Valley Rd Lyons, Colorado 80540 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	<p>I would like to add further to my comments regarding the enormous licensing fee Boulder County is suggesting.</p> <p>Please look at comparable Counties with similar tourism destinations.</p> <p>Next door Larimer County is charging a one time \$300 fee for STR.</p> <p>Summit County has a \$150 initial fee and a \$75 renewal annual feel.</p> <p>Gilpin County is still figuring out its fee and registration rules.</p> <p>Why can't Boulder County be more consistent with similar Counties?</p> <p>What is the JUSTIFICATION. for Boulder County have gigantic STR licensing fees. Compared to peer Counties?</p>
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Ott, Jean](#)
To: [Suzanne Webel](#)
Cc: [Rodenburg, Jasmine](#)
Subject: RE: Short term rentals & more
Date: Monday, August 3, 2020 3:54:58 PM

Hi Suzanne,

Thank you very much for your involvement in the code update and your thoughts on agritourism in the county. You're not the only one who asked about expanding the accessory dwelling use so that will be added to our list of things to look into for future code updates.

Our website is a great place to keep up with new code updates that come about, but we will keep you in mind if something along these lines gains traction. Thank you again!

Thanks!

Raini

Jean Lorraine Ott, AICP, CFM
Planner II | Development Review Team
720.564.2271 | jott@bouldercounty.org | she/her/hers

Boulder County Community Planning & Permitting
2045 13th Street | Boulder, CO | www.BoulderCounty.org
303.441.3930 | P.O. Box 471 | Boulder, CO 80306
Formerly Land Use and Transportation – We've become a new department!

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. Thank you for your adaptability and understanding in this extraordinary time!

-----Original Message-----

From: Suzanne Webel <suzannewebel@gmail.com>
Sent: Monday, July 27, 2020 3:29 PM
To: Ott, Jean <jott@bouldercounty.org>
Subject: Short term rentals & more

Hi Raini

Thanks for the thoughtful "focus group of one" conversation we had last week about short term rentals, Air Bnb's/ VRBO's, agricultural accessory dwellings, and agritourism in general (the latter somewhat as a digression from your priority, perhaps, but nevertheless of interest to some of us out here in the hinterland!).

Coincidentally just this week I picked up a piece on CPR about agritourism and how it's helping the agricultural community bridge the gaps between traditional sources of revenue from crops and the people who want to get out of the city to experience a different way of life, connect with the land and food sources, and more. If you didn't happen to catch it, they had a link to the following article:

<https://modernfarmer.com/2020/07/farms-are-becoming-popular-staycation-destinations/>

Seems like every time this comes up at the county level we have open houses and opportunities for input and lots of talk, but it never goes anywhere :(. I'd really like to get involved in helping Boulder County do more to support agritourism (broadly defined) so we can all have fewer uptight regulations and more fun. Whether it's AirBnBs, VRBOs, traditional

Attachment D

B&B's, or country inns, or even (gasp!) agritainment, please keep me in the loop if there are any opportunities to move the concept forward.

Thanks again

Suzanne Webel
303-485-2162

From: [Ryan McDannold](#)
To: [Wiseman, Christy](#)
Subject: Thoughts on Short Term Rentals in Boulder County
Date: Monday, November 18, 2019 9:53:46 AM

Hi Christy,

I just completed the survey, but wanted to email you directly as well to share my thoughts/experience with Short-Term Rentals in the Boulder area:

I have (legally, following the city of Boulder's policies) hosted short-term rentals (AirBnB) in the past in my primary residence. I now live in unincorporated Boulder County and would like to continue doing the same.

Hosting guests in your primary residence (whether it is a spare bedroom, basement, or ADU/tiny house in the back yard) stays true to the original spirit of AirBnB and has been an overwhelmingly positive experience for me. It allows me to supplement my income in this incredibly expensive housing market, which is a big factor in my being able to continue living in the Boulder County community that I have called home for years.

I establish a relationship with my guests and teach them about the Boulder area, give them tips, tell them where the good hikes and restaurants are, sometimes share meals or beers, and enjoy hearing their travelling stories and background. I've met some very interesting people! It is a win-win for the host and guest, and keeps money in our local community rather than going to a large hotel chain. The economic benefits for our local community members cannot be overstated.

I also use short-term rentals as a guest when I travel in order to get this same positive experience.

I feel like there is a lot of misplaced fear around Short Term Rentals, so I hope you and others at the county will strongly consider all the positive benefits as you are planning new policies.

Thanks!
-Ryan McDannold

*Richard E. Harris
2645 Briarwood Drive
Boulder, CO 80305
(303) 499-1551 rharris@indra.com*

Christy Wiseman, Planner I
Boulder County Land Use
2045 13th Street
P. O. Box 471
Boulder, CO 80302

Re: Difficulties with present private road easements and Airbnb

Dear Ms. Wiseman:

I've spoken to you several times at various presentations you have made concerning short term rentals. You are making changes to the Boulder County Comprehensive Plan and land use regulations.

This letter is concerned specifically with the need for careful consideration of the hodgepodge of little used roads in Allenspark and perhaps other mountain communities.

I use my own situation as an example. The attachment shows an aerial view of my property at 17663 Highway 7. It also shows neighboring properties all of which share a private road that is one lane and about 1.5 miles long. The private road joins highway at the lower left corner of the figure.

On July 31, 2017, Boulder County approved a short term rental (15 – 45 days per year) for the single family dwelling owned by the Leinweber Trust, 17665 Highway 7, in Allenspark. No notice was given to any neighbors including those like me who have granted ingress/egress easements to the Leinweber property. I was appalled to find that use of the road through my property 17663 Highway 7 was being allowed to be advertised worldwide. In fact for my property and two others the road even bisects the properties.

This represents serious damage to the use of the properties as most owners intend – as a private, quiet retreat.

After much investigation I discovered several errors in the approval including failure by the County to correctly identify the current easements. After speaking with Dale Case, the errors were corrected but the approval remained in force. I can provide more details if it is helpful.

Since many of the easements specify the use of the road as for ingress/egress to single family houses, a major burden is placed on three of the properties closer to the public highway compared with that of the Leinwebers with the unexpected heavier use.

This is a widespread problem in Allenspark where there are numerous private roads in the that take advantage of the mutually agreed up on easements. There was never an issue because all parties had the expectation that the traffic on the road would be for seasonal and weekend homes minimal. Now the number of difficulties with cars passing on a mostly one lane driveway were acceptable. Moreover because of the unanticipated traffic none the easements specify plans for maintenance of the road. It gets bumpier all the time.

The easements obviously were agreed to long before the disruptive technology of worldwide advertising became widespread.

The regulations that you are drafting should therefore require access directly to a public road. Thus all the traffic would be on the property of the renter.

There are many other issues with short term rentals. I will send another letter that details many of them.

Thank you for ensuring that any changes you make do not allow disruption of the long-standing rural character of Allenspark, one of the County's still-preserved mountain gems.



Attachment D

From: [Cameron Tyler](#)
To: [Rodenburg, Jasmine](#)
Subject: Re: Vacation rental proposed ordinance
Date: Wednesday, September 2, 2020 5:57:48 PM

Thanks and I will definitely get back to you. The problem isn't small lots, it's big houses where people have parties. Based on experience as a neighbor with these scenarios, the restriction should be based on number of occupants- not lot size. Also, the variety of places in the mountains is so wide, I'm struggling to understand the ban and zero process to allow more use for vacation homes across the board. The County charges for the application and staff time - seems harsh to not allow anyone to prove up that renting more than 60 days would be fine for a particular place.

Appreciate you getting back to me so promptly!

Cam

Sent from my iPhone

On Sep 2, 2020, at 5:47 PM, Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Hi Cam (sorry I called you Tyler at first) –

Our initial draft language separates properties in to three categories. The broad strokes of these are:

1. Primary Residence Accessory Short-Term Rental (This is someone's primary residence as shown on driver's license and tax forms)
2. Secondary Residence " " (This is not someone's primary home, but is someone's second home or an investment property or a family cabin) → Rented 60 days or fewer per year at a 2 night minimum (to try to reduce number of separate rental parties, even if it is only in the summer)
3. Vacation Rental (This is not someone's primary home but it is a second home or investment property or family cabin) → Rented more than 60 days per year

So our regulations cover the range of short-term rentals, however, the 1 acre discussion only applies to the Vacation Rental category.

As far as your second question below: I don't think we are reducing any rental period. We aren't saying cabins have to be rented only during a 3 month span etc. So I'm not entirely sure what additional clarifications to provide on that front. We have considered seasonality. As far as the 1 acre buffer. Properties that are larger than 1 acre are farther from neighbors (to minimize the negative externalities of short-term rentals such as parties, noise, coming and going, etc. it creates a buffer), and have more space for parking.

We actually are doing all of our public meetings virtually! Please check out our webpage for all updates on when the public meetings will be:
<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/>

You can weigh in, in a variety of ways! Feel free to send a "redline" of the document, send me an email of your thoughts, or submit a comment on the webpage. Regardless of the avenue, the comments will get to me and help inform the update!

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (*formerly Land Use and Transportation*) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. ***Thank you for your adaptability and understanding in this extraordinary time!***

From: Cameron Tyler <camatthefarm@gmail.com>

Sent: Wednesday, September 2, 2020 5:30 PM

To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Subject: Re: Vacation rental proposed ordinance

A couple of clarification questions -

1. You say vacation rentals "do not have the added protection of being somebody's primary residence." I

thought short-term rentals were second homes as well under your proposed regulation?

2. What factors led to the 1-acre buffer idea? In the Forestry zone, are you considering seasonality? 50% of the properties west of the Peak-to-Peak are used only a couple months in the summer. If you reduce the rental period, then every property is going to be rented all summer long, rather than allowing rentals to occur more spread throughout the year, in winter. I think that effect will be really not what the summer residents/owners want.

What's the best way to "weigh in" on this, other than coming to the public meetings. Dealing with cancer and having to avoid people!

Thanks much

Cam

On Wed, Sep 2, 2020 at 5:11 PM Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Good Afternoon, Tyler –

Here are our current thoughts on the 1-acre limitation:

Vacation Rentals are a more intensive use than other types of short-term rentals because they can be rented to more parties (so more nights per year) and do not have the added protection of being somebody's primary residence. Properties that are over 1 acre in size provide some buffer from any negative externalities that

neighboring property owners might experience.

Vacation Rentals also are the group of rentals that Boulder County is most concerned about removing housing stock from the area that could otherwise be used for long-term rentals or a home for folks. Properties 1 acre in size and smaller would be the more affordable rentals and homes and thus more appropriate for long-term housing.

Hopefully that helps you understand where we came from and the goals we are trying to accomplish!

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (*formerly Land Use and Transportation*) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

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From: Cameron Tyler <camatthefarm@gmail.com>

Sent: Tuesday, September 1, 2020 4:35 PM

To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Subject: Re: Vacation rental proposed ordinance

Ms. Rosenberg. Appreciate the response. On #1, can you explain the reasoning for the 1- acre limitation? I'm not understanding where this came from and what it is intended to accomplish.

Thanks

Sent from my iPhone

On Sep 1, 2020, at 9:15 AM, Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Good Morning, Tyler –

Thank you for your interest in the Short-Term Rental and Bed & Breakfast Update in Boulder County!

To answer your questions:

1. You are correct. The draft Code Update does not allow Vacation Rentals as a use in the F Zoning District for parcels less than 1 acre in size.
2. I do not think all the comments submitted on the online form are easily available for all to read. I recommend reviewing the complete survey responses that are posted on the website. There are many write-in comments and thoughts from the public on those documents. I will work on my end to see if there is a meaningful way to consolidate all comments/emails received for the public to review sooner than the PC hearing. Typically, public comments are attached to the final staff recommendation that is submitted to the Planning Commission prior to the public hearing.
3. Thank you for your comments on the draft language. I agree that we could use a bit of balance in the introductory language. I will make a note of that. I will also review the document to make sure it is clear what rentals must comply with the ordinance. As drafted, Bed and Breakfasts will not need to get a license, so they do not need to comply with the Licensing Ordinance. We will also have a licensing webpage for these licenses and can make sure there is clarity on that webpage.

Again, thank you for your comments.

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department

(formerly Land Use and Transportation) – [We've become a new department!](#)

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From: Cameron Tyler <camatthefarm@gmail.com>

Sent: Saturday, August 29, 2020 10:12 AM

To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Subject: Vacation rental proposed ordinance

Ms. Rodenburg:

Just read the proposed land use code amendments and licensing ordinance. Also reviewed the previous open house summaries from July 30, 2020.

For Vacation rentals, the ordinance appears to simply exclude all in Forestry zoning (like many mountain areas) that are less than 1 acre in size. There's no review process, limited or special? Am I misreading that?

Also, where can I access all the write-in comments by people on this proposed ordinance since the topic came up about a year ago? Can't seem to find it on-line anywhere.

A comment: In reviewing the License Ordinance, the link and the body of the ordinance often fail to mention Vacation rental - and a person could easily assume it applies only to the B&B, primary and second home rental categories. Also, in the "Whereas" part in the beginning - only the negative comments on short-term rentals are mentioned as the reason for the Ordinance - no mention whatsoever is made of the positives of short-term rentals (listed in the Open House materials).

It would be very kind of you to provide a response to this email soon so that I can evaluate participation in the County reviews of this.

Thanks



Dear Philip & Mary,

Just as you own a second home in Allenspark, my family has a vacation home on the Washington Coast. We didn't use it much, and when we did, it was a lot of work. Enjoying it was nearly impossible, as maintenance and projects would pile up between visits, waiting for us each time we returned. Time and money spent on upkeep was high, and the number of visits were dwindling.

So about eight years ago, we started renting our house to other vacationers. Initially, we interviewed property managers to keep our efforts to a minimum, but we were underwhelmed. We decided to "rent by owner." And while our home was modest, we earned thousands more than the local professionals had projected.

Based on our success, I started Vacasa: a full-service property management company that does things differently.

With a foundation of marketing and analytics, Vacasa can book homes for more, which affords us the ability to hire top local talent to care for our properties in every market we serve.

And while Vacasa may not be the cheapest management company, our net results to homeowners are the best in the industry—and we guarantee it! Our general premise is simple: homeowners should earn more before we earn anything.

The Vacasa Guarantee

If you currently rent your home through another management company, **we *guarantee a net increase of \$5,000 in your first year**. And if you're currently self-managing, **we guarantee that you'll make just as much with Vacasa**, even after our management fee. In either case, if we fail to meet the guarantee, we'll refund the difference, up to the full amount of our management fee.

Our approach has proven tremendously successful. In less than a decade, we've grown from caring for my family's home to managing over 13,000 homes, and from having two employees to over 3,000. We're the largest vacation rental management company nationwide.

*Terms and conditions apply.

(Over, please)

Growth like this is unheard of in the service industry, but our unique business characteristics have made it possible.

First, we developed software that automates the details associated with managing homes and adapts with the constantly changing market.

Second, we offer unparalleled financial results to our homeowners. Because of our proprietary systems, we're able to rent homes for more than anyone else in the industry—and we pass this upside to you.

Third, our growth enables us to provide our homeowners with the ultimate service and the best housekeepers and property caretakers. One of the most satisfying aspects of building Vacasa from the ground up is that we're able to handpick great people. They are attracted to our corporate culture and love being part of the Vacasa team. In fact, Myka Brown chose to work for Vacasa for this reason, and is Allenspark's local expert. I hope you will consider joining us.

Contact Myka Brown, our Allenspark Homeowner Consultant, today at (888) 504-3379 or myka.brown@vacasa.com. You'll learn exactly how much more you could be earning, and how much less you could be working, when you list your home with us.

Sincerely,

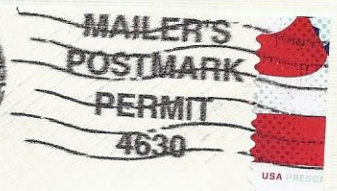
Eric Breon

Eric Breon

Cc-founder and CEO, Vacasa



P.O. Box 10130
Portland, OR 97296



Philip & Mary Stern
PO Box 56

Allenspark, CO 80510-0056

If you do not wish to receive future marketing communications from Vacasa, please visit vacasa.com/donotmail.



From: [Cameron Tyler](#)
To: [Rodenburg, Jasmine](#)
Subject: Vacation rental proposed ordinance
Date: Saturday, August 29, 2020 10:11:57 AM

Ms. Rodenburg:

Just read the proposed land use code amendments and licensing ordinance. Also reviewed the previous open house summaries from July 30, 2020.

For Vacation rentals, the ordinance appears to simply exclude all in Forestry zoning (like many mountain areas) that are less than 1 acre in size. There's no review process, limited or special? Am I misreading that?

Also, where can I access all the write-in comments by people on this proposed ordinance since the topic came up about a year ago? Can't seem to find it on-line anywhere.

A comment: In reviewing the License Ordinance, the link and the body of the ordinance often fail to mention Vacation rental - and a person could easily assume it applies only to the B&B, primary and second home rental categories. Also, in the "Whereas" part in the beginning - only the negative comments on short-term rentals are mentioned as the reason for the Ordinance - no mention whatsoever is made of the positives of short-term rentals (listed in the Open House materials).

It would be very kind of you to provide a response to this email soon so that I can evaluate participation in the County reviews of this.

Thanks

Attachment D

From: [Deborah Denser](#)
To: [Wiseman, Christy](#)
Subject: what I found
Date: Friday, October 25, 2019 10:39:59 AM

I have done some research and wanted someone to see if my assessment was correct. I have already called the Appeals Court and spoke to a legal clerk, who cannot give legal advice, however informed me I would need to speak to a tax attorney. So here goes:

They are basing their opinions on a Colorado Court Appeal in 2015, which was HOA against a STR the STR won because the verbiage of commercial/residential.

https://www.courts.state.co.us/Courts/Court_of_Appeals/Opinion/2015/14CA1086-PD.pdf

However, that was four years ago and it may not have validity for today, especially with the Colorado State Tax Law, June 2019.

Which states: Part 2: Taxable Sales

7 Revised June 2019

Rooms and accommodations

Colorado imposes sales tax on the entire amount charged for rooms and accommodations. The tax applies to any charge paid for the use, possession, or the right to use or possess any room in a hotel, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, or mobile home and to any space in any camp ground, auto camp, or trailer court and park, under any concession, permit, right of access, license to use, or other agreement, or otherwise. Sales of rooms and accommodations may be exempt when made to a permanent resident who enters into a written agreement for occupancy for a period of at least 30 consecutive days

<https://www.colorado.gov/pacific/sites/default/files/Colorado%20Sales%20Tax%20Guide.pdf>

Next with the verbiage:

Commercial definition

concerned with or engaged in commerce.

"a commercial agreement"

synonyms:

[trade](#) · [trading](#) · [business](#) · [private enterprise](#) · [mercantile](#) · [merchant](#) · [sales](#) · [merchandising](#)

Lodge definition:

stay or sleep in another person's house, paying money for one's accommodations.

"the man who lodged in the room next door"

synonyms:

[reside](#) · [board](#) · [stay](#) · have lodgings · have rooms · take a room · [put up](#) ·

[\[more\]](#)

Since we reside in Boulder County, they do not participate in a Home Rule Tax, it falls to the Colorado State Revenue.

<https://www.bouldercounty.org/government/budget-and-finance/sales-and-use-tax/>

Home Rule tax

Cities, counties, and special districts in Colorado can also impose tax on sales made within their boundaries. The Colorado Department of Revenue administers and collects sales taxes imposed by many cities, most counties, and a number of special districts. However, the Department does not administer and collect sales taxes imposed by certain home-rule cities, which instead administer their own sales taxes. Department publication Colorado Sales/Use Tax

Attachment D

Rates (DR 1002) provides detailed information about local sales taxes and exemptions.

Participating Home-Rule Cities and Counties

Arvada, Aurora, Boulder, Brighton, Denver, Longmont, Northglenn, Silverthorne, Westminster, Wheat Ridge, and Woodland Park have enacted ordinances that hold taxpayers harmless if they rely on these certified databases. To visit a local government webpage, see the [Colorado Department of Local Affairs, Active Colorado Municipalities](#)

NOTE: Boulder County taxes are collected by the State of Colorado. All payments of sales tax should be reported and remitted directly to the Colorado Department of Revenue on its form. There is a specific column on the form for County Sales Tax. Forms are available on the State of Colorado web site, www.colorado.gov/revenue or contact the Colorado Sales Tax Office at 303-238-7378 for handouts on rates charged in other Colorado localities.

<https://assets.bouldercounty.org/wp-content/uploads/2019/02/sales-and-use-tax-brochure.pdf>

Airbnb has acknowledged this as well since they have made an agreement with states to collect occupancy/lodge/sales tax.

<https://www.airbnb.com/help/article/2298/occupancy-tax-collection-and-remittance-by-airbnb-in-colorado>

Occupancy tax collection and remittance by Airbnb in Colorado State of Colorado

Guests who book Airbnb listings that are located in the State of Colorado will pay the following taxes as part of their reservation:

- Colorado Sales Tax: 2.9% of the listing price including any cleaning fee for reservations 29 nights and shorter. For detailed information, visit the Colorado Department of Revenue [Sales Tax Publication](#).
- County Lodging Tax: The county lodging tax rate varies by county. The rate is typically .9-2% of the listing price including any cleaning fee for reservations 29 nights and shorter. For detailed information, visit the Colorado Department of Revenue [Sales Tax Publication](#).
- Local Marketing District Tax: The local marketing district tax rate varies by district. The rate is typically 1.4-4% of the listing price including any cleaning fee for reservations 29 nights and shorter. For detailed information, visit the Colorado Department of Revenue [Sales Tax Publication](#).
- Local Sales Tax: The local sales tax rate varies by city and county. The rate is typically 1-5% of the listing price including any cleaning fee for reservations 29 nights and shorter. For detailed information, visit the Colorado Department of Revenue [State-Collected Local Sales Tax Publication](#).

So with all this research isn't the government saying that a short term rental (which their wording is a lodge) commercial and not residential?

Regards,

Deborah Bates-Denser

Attachment D

From: Wick Rowland
To: Gracia, Bonnie
Cc: #LandUsePlanner; Ott, Jean; Rodenburg, Jasmine
Subject: Re: Short Term Dwelling Regulations
Date: Friday, July 10, 2020 12:16:38 PM

Many thanks for the call, Bonnie.

I now better understand the LU rule and intent, and most importantly I think I can now better explain them to my HOA board colleagues.

That said, many of us find the language very unclear, particularly since there are assumptions at work under the surface that, while perhaps clear to staff, are obscure to the lay person.

Accordingly, I hope that, as part of the DC review, the entire section and related aspects of the Lodging uses provisions will be overhauled and the anomalies resolved. Among other things the Code needs to reconsider the differences between LTRs and STRs, perhaps even eliminating the distinction, and focus on the intent about turnovers.

In that light perhaps the confusing pattern of differential LU requirements and registration requirements might be reduced. The playbook needs to be both much clearer on the background concerns and much simpler as to the specific requirements.

The Commission also needs to address the matter of having complex rules that it cannot actually enforce due to budget and staff limitations. It is difficult for HOAs to insist on member adherence to County rules under the current conditions, and no public body wants to encourage citizen cynicism or "scoff-lawlessness" that occurs when rules are only partially or differentially applied.

I would be happy to discuss these matters further with your colleagues, if that would be helpful, and also perhaps review any revision drafts.

In any case, thanks for your patient guidance on the matter — it's been very good "customer service."

Best regards,

Wick

On Jul 10, 2020, at 8:29 AM, Gracia, Bonnie <bgracia@bouldercounty.org> wrote:

Hi Wick,

Its still quite early so I thought you might appreciate an email rather than a call at this hour.

No, LUs do not apply in long term situations (30 days at a time or more) as the circumstances of the rental are different.

A short term rental is a situation where there is a constant turnaround of new tenants. A longer term rental of more than 30 days has a longer term tenant. This is a distinction you may wish to hash out with our code updaters.

While it is true that we do our best to follow the code to the letter, it is also the *intent* of the code that is an important component to applying the code. By making code updates and iterating this process, we continue to improve the specificity and clarity - at least we try.

I've included the staff making the updates so that we can work on elucidating the long term rental concept.

Let me know if you would like me to give you call this morning.

Best, Bonnie

Regards,

Bonnie Gracia
Planner On-call

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From: Wick Rowland <wickr@earthlink.net>
Sent: Thursday, July 9, 2020 11:30 PM
To: Gracia, Bonnie <bgracia@bouldercounty.org>
Subject: Re: Short Term Dwelling Regulations

Thanks, Bonnie.

I appreciate your continuing effort to help us. And I apologize if I appear to be a bit thick in all this, but there still seems to be confusion on the LU matter for RR.

I do understand that there can be reasons for LUs to kick in differently in the two zone groupings. And I get it that after 45 nights that happens with the (d) group.

But, if that is so, then isn't the Code saying that LUs do apply in some long-term rental situations because 45 nights is more than 29, whereas earlier today I thought you were saying that they don't apply "in any zoning district"?

And if so, then that takes us back to group (c) and the statement that "...in these zoning districts, LU is required for short term rentals if a property owner proposes to rent 15 or more nights." Fine, but in your first message this morning you said that "When the code reads 'if rented 15 nights or more per year' it does not apply to longer term rentals." But anything from 30 days up would be LTRs.

So, I have to return to the question in my last message:

- Does "15 or more" for the LU in (c) really mean 15-29?

Attachment D

I hope you can see why we're still confused. The rule seems to be saying that anything from 15 nights on in RR requires a LU, but other statements seem to be saying that is not true beyond 29 nights.

I do appreciate your effort, but somehow we're not reaching closure on the core question. Again, perhaps a quick phone call would help us resolve the apparent contradictions?

I'd be happy to call you tomorrow, or you could reach me at (303) 443-3662.

Thanks,

Wick

On Jul 9, 2020, at 3:49 PM, Gracia, Bonnie <bgracia@bouldercounty.org> wrote:

Hi Wick,

Frequency of short term rentals was found to be more impactful in some zoning districts compared to others. In the [zone districts](#), RR, ER, SR, MF, LI and GI the Limited Impact Special Use Review (LU) is triggered after the 14th night.

In other zone districts (A, F, H, MI, T, B, C, and ED) the impact on the surrounding area is not as substantial (due to larger property setbacks and ambient development) so in this case, a property owner may rent the property as a short term rental up to 45 nights. If more than 45 nights are proposed, then the LU process kicks in.

I hope this helps to sort it out. We appreciate your input.

Let us know if we may assist you further.

Regards,

Bonnie Gracia
Planner On-call

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From: Wick Rowland <wickr@earthlink.net>
Sent: Thursday, July 9, 2020 1:04 PM
To: Gracia, Bonnie <bgracia@bouldercounty.org>
Cc: #LandUsePlanner <Planner@bouldercounty.org>
Subject: Re: Short Term Dwelling Regulations

Thanks, Bonnie,

In the short term can someone help me resolve the apparent contradictions between subsections (c) and (d) and the definition of STRs above?

Specifically:

- Does "15 or more" for the LU in (c) really mean 15-29?
- If so, then, what is meant by "46 or more" in (d)?

This is a practical need, because as we're rewriting our own Association leasing policies, I've got colleagues pressing me for clarification!

Thanks,

Wick

On Jul 9, 2020, at 12:52 PM, Gracia, Bonnie <bgracia@bouldercounty.org> wrote:

Thank you for your input, Wick.

I will send along these observations and suggestions to senior staff.

Best, Bonnie

Regards,

Bonnie Gracia
Planner On-call

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Attachment D

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From: Wick Rowland <wickr@earthlink.net>

Sent: Thursday, July 9, 2020 12:47 PM

To: Gracia, Bonnie <bgracia@bouldercounty.org>

Cc: #LandUsePlanner <Planner@bouldercounty.org>

Subject: Re: Short Term Dwelling Regulations

Many thanks for your quick reply, Bonnie.

That is helpful, because many of my HOA board colleagues struggling with the STR matter have had real trouble interpreting the language and have understood it differently.

As you suggest the wording is confusing — but it's all throughout this section.

For instance, while the second sentence of the definition of STRs is clear enough, the third sentence isn't. I probably should have asked about that, namely, what is meant by "month to month or longer"? And why the mouthful of "use" language in the second half of the sentence? Shouldn't it say something simple like "Dwellings rented for 30 days or longer are not considered short-term rental properties as defined in this section, and the following subsections do not apply to them"? Or is that not the case (see question about (d) below)?

As for (c), I fear it's more than the redundant "if." The "15 nights or more per year" wording appears to plainly mean anything longer than 15. And that seems plausible given the context set by the following section (d) for other zones where the wording is for "46 nights or more nights per year."

In that latter instance, how does the earlier definition of STRs apply? 46 is more than 30; so one can reasonably infer that, as now written, LTRs actually are contemplated in these subsections and the longer interpretation of "15 or more" would make sense.

Finally, then, if (c) really means only 15-29 nights per year, then shouldn't it be stated that way? The use of "or more" is problematic and most lay people who initially read it do not understand it also to mean less than 30.

That, of course, then raises another question, which is why have the LU requirement for rental properties in just that brief window? If it's really necessary for that duration, why not for longer? Or if it isn't really necessary for longer periods, then why have it at all for just a 2-week period?

I hope these additional questions make sense and bio can help me resolve them. But I don't want to tie you up in a long email discourse. Perhaps a phone conversation would suffice?

In any case, the confusions I'm reflecting here are probably shared by others throughout the County and suggest the need for the thorough overhaul of the entire section that apparently is contemplated in the DC-19-0005 proceeding.

In fact, please feel free to submit these comments to the planners.

In any case I'd enjoy talking further with you about the current confusions about (c) and (d), and again thanks,

Wick

On Jul 9, 2020, at 11:19 AM, Gracia, Bonnie <bgracia@bouldercounty.org> wrote:

Hi Wick,

Hopefully I may be of some assistance.

I see you have included the first sentence of the definition but not the entire definition, maybe that is a part of the confusion.

When the code reads "if rented 15 nights or more per year" it does not apply to longer term rentals.

Limited Impact Special Use Review (LU) is not required for rentals of more than 30 days at a time in any zoning district, including RR. A property rented between 30 and 365 nights per year would not require an approved LU.

Perhaps the word "if" is redundant and it could say "rentals for 15 nights or more per year". We can have staff take a look at the language for a possible code update in the future.

Regards,

Bonnie Gracia
Planner On-call

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Short-Term Rentals (STRs) Land Use Code Update

1. What do you think about owner-occupancy requirements for STRs? To be considered owner-occupied, a home must be occupied by the owner at least 51% of the year.

In Allenspark, I don't think this is applicable. We have been a vacation community for over 100 years. Most people here have vacation homes in town.

2. What safety measures should be taken into consideration when someone is renting out their home on a short-term basis (particularly to visitors who are not familiar with the area)?

- 1) Bear/Moose/Wildlife Safety information
 - 2) Fire ~~code~~ pit safety information
 - 3) Fire extinguisher, smoke detector, CO detector
 - 4) If fire pit, inspected for safety
 - 5) Fire ban information
 - 6) Propane safety information
 - 7) Septic system ~~safety~~ ~~info~~ info
3. What do you think about frequency (i.e., total number of rental nights per month/year) or duration (i.e., number of rental days at a time) limits for STRs?

None

4. Do you have any other general comments about short-term rentals?

They are good for the economy of this area (Allenspark)

Thank you! The Land Use Department appreciates your time and ideas.

Attachment D

From: [John Winkel](#)
To: [Rodenburg, Jasmine](#)
Subject: DC-19-0005 Open House follow-up
Date: Friday, September 18, 2020 9:16:45 AM

Jasmine,

Thanks for the professional way you facilitated the open house discussion last night.

In my career I have worked both private sector and government jobs, so you can forgive me for thinking this Boulder County effort is largely an exercise with a foregone conclusion. I have seen too many well-intentioned regulations that did not take into account unforeseen consequences. When enforced to the letter by later bureaucrats these cause problems. One prime example is the Depression-era Davis Bacon Act designed to give local contractors a fair shot at major federal projects versus cheaper labor from out-of-state contractors. Unfortunately, the dollar amount defining a major construction project has never been updated since the 1930's, so now essentially all federal construction projects (large and small) are burdened by this Act.

I also want to recognize that my assumptions may be unwarranted. So before I suggest text edits to the Land Use or Licensing drafts, can you please send me:

1. The economic analysis Staff has done to support a change in the 2008 code/regs – I assume most of the 700 current listings you mentioned are in the mountains (most likely near the Peak-Peak highway), most are older building stock, and would guesstimate the average is actually rented for ~30 days/year (or for 1/3 of Summer season) to at most a family's worth of visitors (consistent with your statistic that most rentals are single-family residences). These statistics/assumptions suggest a direct economic impact to owners in mountain portions of the County of approximately $700 \times 30 \times \$175 = \3.7 million. But as you pointed out there are secondary management and cleaning jobs created. More significant would surely be the purchasing impact of these short term destination renters on the economies of places like Boulder, Lyons, etc. when they pass through. And if Boulder County reduces its short term rental stock, or increases its price, by these code/reg changes, what is the price point sensitivity that would cause these visitors to divert to Larimer County? I am sure you have evaluated these direct and indirect economic impacts. Please forward me your analysis so I can see if I am correctly assessing the situation.
2. Whatever survey or assessment of owners you have done – You stated a key driver was to keep housing affordable in rural areas of the County. I suspect a survey of owners would show that at a certain point (cost of improvements, degree of process hassle, etc.) a majority would either:
 - a. be forced to sell out, in which case the County would likely have the same issues with new owners that Brian and Rosemary flagged, since it is unlikely these older cabins will be bought by someone willing to scrape them and build new; and, even if they did build new, that would defeat the "keeping community character" goal, or
 - b. do like a neighbor of ours, who simply shuts their cabin up unlive in except for at most 1

Attachment D

week/year, which neither helps the economy nor the affordable housing stock.

Please note we are not doing primary or secondary, or vacation, rentals at present. My interest is in getting good, sensible, and reasonable code/reg changes that do not foreclose our future options. Given my past work experience, where County staff blindly enforced Boulder County code at the expense of fire safety of the residents in the development I mentioned, your present draft would almost certainly cause us to opt for option 2b in the future. This would be the worst outcome, both for us and for the County.

Best regards,
John Winkel

ORDINANCE NO. 2021-X

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER FOR THE LICENSING OF SHORT-TERM RENTALS AND VACATION RENTALS WITHIN THE UNINCORPORATED AREA OF BOULDER COUNTY

RECITALS

- A. Boards of County Commissioners are empowered by C.R.S. § 30-15-401(1)(s) to license and regulate an owner or owner's agent who rents or advertises the owner's lodging unit for a short-term stay, and to fix the fees, terms, and manner for issuing and revoking licenses; and
- B. Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and
- C. Boulder County has received numerous comments expressing the desire to preserve the residential character of neighborhoods and concern over how short-term rental of residential property may diminish neighborhood character and housing stock; and
- D. Boulder County "prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism serving uses such as short-term rentals. The county evaluates applications for tourism serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character" as outlined in the Boulder County Comprehensive Plan Section 3.06; and
- E. This Ordinance intends to: (1) facilitate safe short-term rental of residential property in a way that protects the integrity of neighborhood character; (2) preserve existing housing stock; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and
- F. Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S §30-15-401(8).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER AS FOLLOWS:

Section 1: Definitions

- A. The definitions found in the Boulder County Land Use Code will apply to this Ordinance, except the following words, terms, and phrases will have the following meanings:
 1. Director: The Director of the Boulder County Community Planning & Permitting Department, or the Director's designee.
 2. License: A Short-Term Rental License or Vacation Rental License issued pursuant to this Ordinance.
 3. Licensed Premises: The parcel or lot on which the Short-Term Rental or Vacation Rental is located.
 4. Major Offense: Any violations of this Ordinance that actively, or have the potential to endanger, the health, safety, or welfare of the public.
 5. Minor Offense: Any violations of this Ordinance that are procedural or do not actively, or have the potential to endanger the health, safety, or welfare of the public.
 6. On-Site: Contiguous parcels or lots under the same ownership and control as the Licensed Premises.

Commented [RH2]: Comments from Richard Harris
It is very important to ban shooting in all rental properties.
Otherwise some units might be rental for militia practice.

Commented [RH3]: You might choose a different word than "residential". In the Forestry zone the word might be "rural".

Commented [RH4]: What if the unit has no fire information? Is that major?

7. Primary Residence: The dwelling unit in which a person resides for more than six (6) months out of each calendar year. However, it is presumed that the dwelling unit is not a primary residence if (1) the entire unit is offered and available for rent for more than twenty days in any month; (2) the person's spouse or domestic partner has a different primary residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address. These presumptions are rebuttable, but each must be rebutted by credible evidence from the party claiming that the dwelling is a primary residence.
8. Short-Term Rental: Includes Primary Residential Accessory Short-Term Rentals and Secondary Accessory Short-Term Rentals, as defined in the Boulder County Land Use Code.

Section 2: License Required

- A. Local License Required. It is a violation of this Ordinance to operate a Short-Term Rental or Vacation Rental within the unincorporated area of Boulder County, Colorado, or any municipality which consents to the application of this ordinance within its jurisdiction, without a current Short-Term Rental License or Vacation Rental License.
- B. A property which is deed-restricted as affordable housing is not eligible for a Short-Term Rental License or a Vacation Rental license.
- C. Only one license of any type (Short-Term Rental License or Vacation Rental License) may be issued to each person and any legal entities associated with that person, including trusts, corporations, estates, or associations.

Section 3: Licenses

- A. Short-Term Rental License and Vacation Rental License: The Director is authorized to issue a Short-Term Rental License or a Vacation Rental License under the terms and conditions of this Ordinance. Licensees remain subject to all other federal, state, or local law requirements including the Boulder County Land Use Code.

Commented [RH5]: I think it is included later, but the Director must make a tentative decision and release it to neighbors and other members of the public, giving them time to offer comments that must be considered.

Section 4: Licensing Procedure

- A. An application for a Short-Term Rental License or Vacation Rental License must include:
 1. Application Form. The applicant must designate all agents, exhibit all property owner signatures, and have all necessary information completed.
 2. Proof of Insurance. The applicant must demonstrate that the property owner has procured appropriate insurance in the form of a property owner (HO-3) policy, dwelling fire (HO-5), or unit owner's policy (HO-6), which covers a rental exposure, with adequate liability and property insurance limits that must at a minimum insure liability at \$500,000.
 3. Proof of Primary Residence, if applicable. The applicant must demonstrate that the dwelling unit is the property owner's primary residence by presenting a Colorado state-issued driver's license or Colorado state-issued identification card and at least one of the following documents:
 - a. Voter Registration;
 - b. Motor Vehicle Registration;
 - c. Income Tax Return with address listed; or
 - d. Any other legal documentation deemed sufficient by the Director which is pertinent to establishing the property owner's Primary Residence.

Commented [RH6]: Will this insurance be public? It must include coverage for fires and other damages occurring outside the property being rented. Renters may start forest fires.

Commented [RH7]: These documents must be publicly available to check for authenticity.

4. Proof of Ownership. Applicant must demonstrate ownership of the Licensed Premises by including a copy of the current deed.
 5. Parking Plan. Applicant must demonstrate compliance with the applicable Boulder County Land Use Code and Boulder County Multimodal Transportation Standards for on-site guest parking.
 6. Floor Plan. The floor plan must show locations within the dwelling unit of all smoke detectors, fire extinguishers, and carbon monoxide detectors, as well as locations of guest rooms and egress, as required under the Boulder County Land Use Code and applicable Building Code.
 7. Proof of Land Use Approvals. For Secondary Accessory Short-Term Rentals and Vacation Rentals, documentation demonstrating that the applicant has obtained the required approvals under the Boulder County Land Use Code.
 8. List of Adjacent Owners. Names, physical addresses, mailing addresses, and additional contact information (if known) for owners of all immediately adjacent parcels.
 9. Payment. Payment of all applicable license fees.
- B. The Applicant's failure to provide any requested information by requested deadlines may be grounds for denial of the application.
- C. The Director may refer the application to additional agencies or departments.
- D. For Short-Term Rental Licenses for Primary Residence Short-Term Rentals, Boulder County will provide notification by U.S. Mail, first-class postage or email to all owners of immediately adjacent parcels a minimum of 14 days prior to the license being issued by the Director.

Commented [RH8]: Presumably the County keeps accurate mailing addresses that often will be off-site.

Section 5: Licensing Requirements

- A. Before issuing a License, the Director must determine that the applicant has met following requirements:
1. Land Use Approval. The applicant has complied with all Boulder County Land Use Code requirements, as applicable.
 2. Building Inspection. The Chief Building Official or the Chief Building Official's designee has determined the following:
 - a. For all Licensed Premises:
 - i. The dwelling unit to be rented must contain:
 - (1) Operable fire extinguishers in each guest room and in the kitchen;
 - (2) Operable smoke detectors:
 - a. In each guest room;
 - b. Outside each guest sleeping area in the immediate vicinity of the guest rooms; and
 - c. On each additional story of the dwelling unit including basements and habitable attics.
 - (3) A UL 2075 compliant carbon monoxide detector installed outside of each separate guest sleeping area in the immediate vicinity of the guest rooms in the dwelling unit.
 - ii. The dwelling unit is served by an adequate potable water supply.
 - b. For Short-Term Rental Licenses:
 - i. The dwelling unit has no observable structural defects; and
 - ii. Any plumbing, electrical, and heating and cooling systems are in a good state of repair; and

- iii. Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties.
 - c. For Vacation Rental Licenses:
 - i. The dwelling unit to be rented must be legally existing or have been constructed under a valid building permit; and
 - ii. Received a Certificate of Occupancy or final inspection approval; and
 - iii. Must meet the applicable Building Code as required when the dwelling unit was constructed or when upgrades to the structure subject to a Building Permit were made; and
 - iv. No unapproved uses, unpermitted uses, or unpermitted work exist on the Licensed Premises. All previously unpermitted work must be permitted; and
 - v. Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties
- 3. Wildfire Mitigation within Wildfire Zone 1. The Wildfire Mitigation Team or the Wildfire Mitigation Team's designee has verified the following:
 - a. For Short-Term Rental Licenses:
 - i. A Wildfire Partners Assessment for the Licensed Premises has been completed; and
 - ii. Any mitigation efforts the assessment deemed necessary for the health, safety, and welfare of the occupants or surrounding properties have been completed; and
 - iii. Upon the first renewal, the property is Wildfire Partners Certified.
 - b. For Vacation Rental Licenses:
 - i. The Licensed Premises is Wildfire Partners Certified.
- 4. Parking and Access. The County Engineer or the County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and on-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code. The County Engineer or the County Engineer's designee has further determined that the applicant has suitably mitigated any traffic hazards associated with the proposed use.
- 5. Sewage Disposal. The Public Health Director or the Public Health Director's designee have determined that the proposed Licensed Premises has all required on-site wastewater treatment system permits or is otherwise adequately served by public sewer. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.
- 6. Property Taxes. For Vacation Rentals and Secondary Accessory Short-Term Rentals, the property taxes have been paid.
- 7. Sales Tax License. The property owner or manager must provide a current sales tax license for the short-term rental issued by the Colorado Department of Revenue.
- 8. Building Lot. Verification that the Licensed Premises is a legal building lot under the Boulder County Land Use Code.

Commented [RH9]: This kind of risk must never be held up for a renewal.

Commented [RH10]: No rental should be allowed until the Wildfire Mitigation is complete. If renewals are only every two years, that is too long to delay something as essential as wildfire mitigation.

Commented [RH11]: Satisfactory vehicular access may not be possible without investigating numerous easements across various other properties. If there are easements it must be noted that some are for "single family units". Instead, in our new era of digital world-wide advertising, they must be modified to include rental homes as well as the owned homes that were expected when the easements were created. The easements must be reevaluated. There should be no obligation for a property owner along the way to agree to this new rental use.

Many of the homes in Allenspark have access only through easements on other properties. Even Big John Road, that I think has an official looking street sign, I believe is a private road with easements.

To make these changes in rentals may create an unreasonable burden on neighboring property owners that forces those owners to hire lawyers to defend their easements. The cost would likely be thousands of dollars. The County should instead create a climate that protects present homeowners from unreasonable financial burdens from neighboring new landlords who profit from new rentals.

Commented [RH12]: Aren't there other taxes in addition to sales taxes?

Section 6: Licensee Operating Standards and Requirements

A. All Licenses:

9. Occupancy Limit. Two adults per legal conforming guest room with a maximum of eight individuals, unless otherwise allowed through the applicable Land Use Code approval process.
 - a. For Licensed Premises with an on-site wastewater treatment system, the occupancy limit may be reduced based on the size of the permitted and approved system.
10. Guest Information. In the rented dwelling unit, the licensee must provide the following documents to all guests:
 - a. Septic Safety information sheet provided by the county, if applicable;
 - b. Wildlife Safety information sheet provided by the county, if applicable;
 - c. Wildfire Safety information sheet provided by the county, if applicable;
 - d. Fire restrictions and evacuation routes in the event of a fire or emergency;
 - e. Good Neighbor Guidelines provided by the county;
 - f. A map clearly delineating guest parking and property boundaries;
 - g. Contact information for the Local Manager and Licensee; and
 - h. Trash and recycling schedule and information.
11. Local Manager. Every Licensed Premise must have an emergency contact available to manage the property during any period when the property is occupied as a Short-Term Rental or Vacation Rental. The contact must be able to respond to a renter or complainant within one (1) hour in person. The contact may be the owner if the owner meets the above criteria. The name and contact information must be on file with the Director. The licensee must report any change in the emergency contact must be reported to the Director as soon as practicable.
12. Signs. The Licensed Premises must comply with the signage requirements in Article 13 of the Boulder County Land Use Code.
13. Posting of License. The licensee must provide a copy of the Short-Term Rental License or Vacation Rental License to immediately adjacent neighbors and post the license in a prominent location on the rental for both guests and neighbors to see.
14. Advertisement. All advertisements and listings of the Licensed Premises must include:
 - a. The local license number;
 - b. The approved occupancy limit; and
 - c. The minimum night stay, if applicable.
15. Compliance with anti-discrimination laws. No licensee may discriminate against any guest or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

Section 7: Inspection

- A. By signing and submitting a license application, the owner of the Short-Term Rental or Vacation Rental certifies that the Applicant has received permission from the property owner to allow inspections as may be required under this Ordinance. The owners authorize the Director to enter upon and inspect the Licensed Premises. This section will not limit any inspection authorized under other provision of law or regulation. The Director will inspect the Short-Term Rental or Vacation Rental for compliance with the requirements of this Ordinance, the Land Use Code, and any applicable conditions of approval prior to the initial license and at each renewal. The owner further authorizes inspections in response to complaints of violations as further specified in Section 12.

Commented [RH13]: Please provide such an information sheet to the public before enacting this document.

Commented [RH14]: Please provide a copy of this sheet to the public before enacting this document.

Commented [RH15]: This item is listed twice.

Commented [RH16]: This must be considered by neighboring properties with easements, because it may interfere with their own escape routes.

Commented [RH17]: Please provide a copy of these Guidelines before enacting this document.

Commented [RH18]: Please have neighbors approve maps of boundaries before enacting this document.

Commented [RH19]: Need to check this Article.

Commented [RH20]: How will the County verify compliance with this non-discrimination requirement.

Commented [RH21]: The County must verify prior to licensing that any easements allow inspections.

Section 8: Decision and Appeal

- A. Decision. Once the Director has completed a review of the application, the Director must either issue a License or issue a denial letter that specifies the reasons for denial.
- B. Appeal. Within ten days of any decision by the Director, the Licensee may provide a written response by submitting a letter to the Director clearly stating its position. In response, the Director may make a final decision, request additional information or conduct additional investigation prior to issuing a final decision, or withdraw License. A final decision is appealable under Colorado Rule of Civil Procedure 106(a)(4). A Licensee may continue to operate during the pendency of an appeal. The Director may grant extensions of deadlines under this Article for good cause shown.

Section 9: Changes to an Issued License

- A. A licensee must submit any proposal to change an issued license under this Ordinance to the Director. The proposal may be subject to the requirements under Section 4, up to and including re-Application.

Section 10: Term of License or Permit; Renewal

- A. Term of License. Short-Term Rental Licenses and Vacation Rental Licenses will be valid for a period of two (2) years (the License Period). A License will expire on the expiration date if the licensee fails to submit a renewal Application prior to the expiration date of a License.
- B. Renewal of License. Before renewing a License, the Director must determine that all of the following requirements have been met:
 - 1. The Applicant has submitted an Application with all the requirements as outlined in Section 4 above, at least 45 days before the expiration of the License. If the applicant has not met all of the requirements 45 days before the expiration of the License, the application will be subject to the application fees for a new license.
 - 2. No violations of this Ordinance exist on the Licensed Premises. Renewal of any License is subject to the laws and regulations effective at the time of renewal, which may be different than the regulations in place when the Director issued the prior License.

Section 11: License Non-Transferrable

- A. No License granted pursuant to this Ordinance is transferable from one (1) person to another or from one (1) location to another. Any change of ownership of the Licensed Premises must be reported to the Director within 30 days of the transfer of ownership.

Section 12: Violations

- A. Each act in violation of this Ordinance is considered a separate offense. Each calendar day that a violation exists may also be considered a separate offense of this Ordinance.
- B. The Director is authorized to suspend or revoke a License and assess administrative penalties for any violation of this Ordinance.
- C. Determination of a Violation:
 - 1. The Director may investigate any complaints of violations of this Ordinance.
 - 2. If the Director discovers a violation of this Ordinance, the Director may charge the violator for the actual cost to the County of any follow-up inspections and testing to determine if the violation has been remedied.

Commented [RH22]: The County must provide this information, not only to the applicant but also to neighbors and the public. It must be provided with time for these other parties to comment and have their input considered. The license shall not be valid until this time limit has been passed and the decision reaffirmed. 30 days is a reasonable time to permit even possible distant property owner to reply. Ten days is much too soon.

Commented [RH23]: Any proposed changes must be sent to neighbors and the public, giving them sufficient time to respond.

Commented [RH24]: Two years is too long a time for a license to be valid. This should be 1 year. That will provide the landowner and the County more time to remedy violations.

3. When the Director has reasonable cause to believe that a violation of this Ordinance is likely to exist on a premises, and that entry onto the premises is necessary to verify the violation, the Director shall first make a reasonable effort to contact the property owner or local manager, and request consent to enter and inspect the premises. If the property owner or local manager cannot be contacted or if entry is refused, the Director may impose penalties or revoke the License.

E. Issuance of Notice of Violation:

1. If the Director determines that one or more violations of this Ordinance exists, notice of all applicable violations must be given to the property owner by U.S. Mail, first-class postage or via email a minimum of 30 days prior to the Director taking further action to impose penalties or to revoke the License.
2. If violations of this Ordinance have not been resolved, or satisfactory progress towards resolution has not been made within 30 days, the Director may impose an administrative fine, task law enforcement personnel with using the Penalty Assessment Procedure described in C.R.S. § 16-2-201 for violations of this Ordinance, or seek injunctive relief.
3. No enforcement action for a violation of this Ordinance will be taken more than one (1) calendar year after the date on which said violation occurred.

F. Penalties for Violations:

1. Minor Offenses:
 - a. First Offense during License Period: \$150 fine
 - b. Second Offense during License Period: \$500 fine
 - c. Third Offense during License Period: \$1,000 fine and one (1) year suspension of the License.
2. Major Offenses:
 - a. First Offense during License Period: \$750 fine
 - b. Second Offense during License Period: \$1,000 fine and one (1) year suspension of the License.

Commented [RH25]: This limitation seems unneeded. Some violations may take more than 1 year to remedy.

Commented [RH26]: Add that a suspension will require a new license application

Section 12: Fee Structure:

- A. Application Fee:
 - a. For Short-Term Rental Licenses: \$200
 - b. For Vacation Rental Licenses: \$800
- B. Renewal Fee:
 - a. For Short-Term Rental Licenses: \$150
 - b. For Vacation Rental Licenses: \$600

Commented [RH27]: These fees should represent the actual to the County of administering these licenses. For many rentals the fee is about the cost of one night's rental. That is too small to pay for the cost of administration.

Commented [RH28]: Renewal should cost the same as the original license because verifying compliance will take at least as much County staff time as the original application.

Section 13: Severability/Savings Clause

- A. If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, only the provision subject to the court decision must be repealed or amended. All other provisions must remain in full force and effect.

Section 14: Effective Date

- A. This Ordinance will be effective 30 days after publication following adoption on the second reading.

From: [Rosemary Donahue](#)
To: [Rodenburg, Jasmine](#)
Cc: [Grimm, Denise](#); [Fasick, Jessica](#)
Subject: September 10, 2020 meeting on Boulder County Proposal
Date: Sunday, September 13, 2020 11:09:30 AM

Jasmine

We are wanting to follow up with you and your team from the September 10, 2020 virtual meeting on the Proposal Docket DC-19-0005. We received several phone calls and emails afterwards with basically everyone commenting on the same.

We do not need more notes taken by your committee- we need honest, straightforward, transparent answers.

- 1) When did this proposal process begin and by whom? **“I think July 2019”**
- 2) What were the survey results from last fall? **“go to our webpage (webpage not given on the call)**
When I reached out to Kristina to get on that email list for the survey and apparently have been removed as we heard nothing and did not know about the virtual meetings since. This seems discriminating.
- 3) Who and how are property owners being notified of this proposal? **“Let us know how you think would be the best way to notify all interested**

parties?” I responded that the honest, straightforward, and transparent way would be by using the property owner tax record that Boulder County collects property taxes from every year-Rosemary .

4) Who is on this committee and how were they chosen? How did you chose the 100 plus agencies you have notified of the proposal ?

“as an invested property owner in this industry we were not notified and want the names and representatives of all parties Boulder County has contacted to make decisions on our and others personal private property.” Rosemary

5) What is the real long term purpose and goals for these very restrictive, overreaching proposals?

6) Several property owners we have been in communication with have asked “What is the need for such a forced rushed process when there are so many in Boulder County that you know and we know will be so adversely affected –economically, emotionally, and mentally?

7) We also have heard a number of times about the layering of the different laws in the proposal that are already laws in the county. Why add to that in

this proposal?

- 8) What is the reasoning and motivation to limit ambitious and motivated people to one license especially when they pay property taxes on more than one property and are Seniors Citizens?

More feedback from the ones on the call are they request hearings, equal representation, honest, straightforward, transparent answers, and due process including proper notification of all unincorporated property owners in Boulder County.

We appreciate the phone call and look forward to your answers.

Brian and Rosemary Donahue, Boulder County
Property Owners

September 24, 2020

Boulder County – Community Planning & Permitting
P.O. Box 471
Boulder, CO 80306

Cc: Concerned property owners of Boulder County

Re: Public Comments requested for **Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update**

To whom it may concern,

I am sending this letter of protest on behalf of myself and a likeminded group of other property owners in the mountainous parts of unincorporated Boulder County. This letter responds to the request for public comments by Boulder County's Community Planning & Permitting staff ("CPP") with respect to Docket DC-19-0005, which contains CPP's proposals for text amendments to Boulder County's Land Use Code and proposed licensure requirements for short-term rentals, vacation rentals, and other activity in unincorporated Boulder County. These proposals are referred to in this letter as "DC-19-0005."

The context for our opposition to DC-19-0005 is addressed at length below and is rooted in the following key principles:

1. Use of Residential Property as Living Space Is the Intended Use of Such Property
2. The Special Review/Public Hearing Process Should Be Eliminated
3. "A One Size Fits All" Approach is Improper for Unincorporated Boulder County
4. Vacation Rental Is a Historic Use of Property in Boulder County
5. The Stated Rationale for DC-19-0005 Is Invalid
6. Many Provisions in DC-19-0005 Are Arbitrary and Susceptible to Legal Challenge
7. Concerns with Vacation Rentals Can Better Be Addressed Without DC-19-0005

1. Use of Residential Property as Living Space Is the Intended Use of Such Property

Residential real estate is intended for use as living space by small groups of friends and family and for good reasons the use of residences as a place to sleep, eat and socialize by such groups generally is not monitored or regulated by government. The use of a residence as a residence, regardless of the individuals involved, cannot, per se, result in misuse of residential property. In taking the contrary position via DC-19-0005, the CPP believes that the County may interfere with the residential use of residential property on the basis of which particular individuals carry on residential activities within residences or their relationship to the landowner, or that certain residential activity within residences raises novel land use concerns that need to be addressed via regulation. The CPP's position cuts to very nature of the rights of property owners and the fundamental use of real property for its intended use, and thus we respectfully request delay of DC-19-0005 until the ramifications of the CPP's position becomes better understood. The CPP's erroneous position that it should judge and regulate residential use of a residence is connected to many of the other arguments against DC-19-0005 contained in this letter.

2. The Special Review/Public Hearing Process Should Be Eliminated

DC-19-0005 creates several categories of land use involving short-term and vacation rentals and requires, as a step precedent to seeking a license, that the property owner undertake a "Special Review" process, which generally means going through a 6-9 month public hearing process to obtain approvals from the County, the CPP staff and neighbors. On phone calls regarding DC-19-0005, the CPP staff has pointed out

that (a) the “Special Review” process currently is required for property owners seeking vacation rental licenses, and (b) that the “Special Review” process allows the CPP staff the opportunity to control the number of rental properties in the County subject to various standards that could not be articulated on the phone call. **In our view, the “Special Review” process represents the most objectionable part of DC-19-0005.** First, as outlined in Item 1 above, vacation rental activity represents residential use of residential property – thus it is no departure in kind, degree, or magnitude from the intended and lawful use of residences. Thus, the process of “Special Review” is altogether unnecessary when it comes to short-term or vacation rental activity. Instead, that process appears designed for situations where there is a proposed shift in the underlying nature of land use. If the “Special Review” process is currently codified as a vacation licensure requirement then the current rules should be changed as part of the CPP’s mandate instead of being relied upon by the CPP as an excuse to “double down” on a bizarre and objectionable policy. Second, it appears to us to be deeply improper for the “Special Review” process to be misused by County authorities or adjacent landowners as a way to restrict lawful use of property for its intended residential purposes. This introduces a level of arbitrariness into the process that is altogether unjustifiable. The County and adjacent landowners certainly should have a right to object if a residential property owner were to seek a variance to convert his/her property into a gas station or strip mine operation; but, neither group should have any right to interfere when a landowner invites guests onto the property to carry out its intended purpose of serving as a place where people sleep, eat and socialize. In addition, we note that nearly every other jurisdiction we are aware of that regulates vacation rentals has chosen to acknowledge this key principle and has imposed mere licensure requirements without any need for property owners to seek a land use variance or request permission from neighbors or government staff.

3. “A One Size Fits All” Approach is Improper for Unincorporated Boulder County

Through the phone calls organized by the CPP it has become clear that a driving force behind the drafting of DC-19-0005 are subdivision homeowners outraged at perceived over-use of their neighbors’ properties by short-term guests. A variety of smokescreen excuses have been proposed to lend validity to these individuals’ concerns that somehow residential use of a neighbor’s residence results in misuse: increased car traffic, a loud party, a parking hazard, etc.... As described elsewhere below, such concerns already are solved by public nuisance laws and are unworthy of being doubly solved via regulation of rental activity. Fundamentally, though, many or most concerns related to increased activity in subdivisions do not apply to less densely populated parts of Boulder County. Still, in a rush to speedily craft one set of ill-conceived rules for all of unincorporated Boulder County, the CPP is justifying its “one size fits all” approach on the grounds that use of property in the mountains and plains creates other concerns related to wildfire and wildlife, and that those concerns are similar enough to subdivision concerns to justify drafting one set of rules for all unincorporated parts of the County. We believe that the concerns and problems created by use of property in a subdivision are entirely different than any concerns and problems created by use of property in a rural area and must, as a matter of prudent public policy dictate different approaches instead of the single approach taken by the CPP in drafting DC-19-0005. Any attempt to differentiate between types of property in the current draft proposal fall woefully short. We encourage the CPP to abandon its current efforts to draft rules for all unincorporated parts of the County and instead to use a targeted approach to solve problems where they actually exist.

4. Vacation Rental is a Historic Use of Property in Boulder County

The history of vacation rental activity in the mountains of Boulder County goes back many generations and is tied intrinsically with proximity to Rocky Mountain National Park. Over four million tourists visit the Park annually and many or most travel to arrive there and require lodging. No property owner alive today in the mountainous parts of Boulder County, and particularly Allenspark, can claim that he or she acquired their property while unaware that vacation rental activity was ongoing and was a major use of property in the area. It is **absolutely disingenuous** for the CPP to take the position that new information has come to light, or that the proliferation of Airbnb and VRBO has changed the nature of vacation rental activity in the

mountains of Boulder County. Hundreds of landowners rent their property to hundreds of thousands of annual guests, in a cycle of supply and demand that the CPP appears to have ignored entirely in its drafting of DC-19-0005. Many property owners in the County have structured their property ownership or organized their economic lives and retirement on the opportunities presented by vacation rental. The grave concerns of personal bankruptcy, forced foreclosure, financial ruin and other hardship cause us to plead in unison that the County reject DC-19-0005 as drafted until the full impact on the community can be understood and better rules are drafted that **promote and encourage** flourishing historic vacation rental activity. We strongly believe that the harms of DC-19-0005 surely outweigh its intended benefits.

5. The Stated Rationale for DC-19-0005 Is Invalid

Based from the participation on group calls organized by the CPP, a driving impetus for DC-19-0005 appears to come from inappropriate sources: disgruntled property owners involved in neighborhood disputes. However, because the CPP has rationalized its proposals by citing several other concerns, we present those below, along with our thoughts on their lack of persuasiveness:

- a. **Shortage of Affordable Housing.** The CPP staff claim that they have drafted DC-19-0005 in an effort to cause a decline in real estate prices and to make housing more affordable, citing unidentified statistical studies of the impact of vacation rentals on home prices. However, based on our analysis, there are no conclusive studies on this subject, and the better understanding is that approximately 700 vacation rental properties in all of the unincorporated areas could not possibly have any meaningful impact on the affordability of housing stock. In addition to the futility of DC-19-0005 in addressing this concern, we also question (i) whether the lack of affordable housing is an issue for all unincorporated Boulder County (i.e., is it an issue only for places close to Boulder and Longmont?), (ii) whether it is acceptable for Boulder County to address the issue by seeking to drive down property values indirectly as opposed to directly solving the problem by constructing more low-income housing, and (iii) whether the County truly wants to go on the record in terms of supporting property devaluation. In our view, property values are high in Boulder County because it is a beautiful place to live and vacation rentals are not a meaningful part of the equation.
- b. **Character of the Neighborhood.** The CPP staff argue that rental activity should be curtailed because it changes the character of neighborhoods where the activity takes place. This argument ignores entirely the longstanding history of rental activity in Boulder County and the critical fact that renters' use of residences does not differ in any material way from the property-owners' use of those residences. The argument that government should attempt to use land use codes to alter the "character of the neighborhood" should set alarm bells ringing as it clearly is merely a construct used to conceal some ulterior motive and has often been used in the past to provide cover for all types of discriminatory policy aims.
- c. **Proliferation of Airbnb and VRBO.** Another claim by the CPP is that the rapid rise of Airbnb and VRBO have changed the nature of land use in unincorporated Boulder County in a manner that mandates government action. As noted above, this claim is absolutely disingenuous as it relates to many mountainous parts of the county where vacation rental has been a primary historic use of property. Moreover, we note that Airbnb and VRBO are merely platforms whereby landowners can alter the identity of the individuals making residential use of residential property – i.e., there is no change in the underlying use of homes as places where people sleep, eat and socialize – and therefore there is no need for the community to be alarmed by the rental of property on these websites. These companies are better viewed as partners of Boulder County than as antagonists.
- d. **Risk to Vacationers.** The CPP has justified many of the Licensure requirements in DC-19-0005 as being necessary to protect guests who are staying in short-term rental or vacation rental properties. While we interpret this concern as paternalistic and unnecessary in most instances, we are prepared to accept that the County may choose to impose a license fee and some safety

- measures or recommended best practices for property owners that host short-term or vacation rentals. A requirement for such property owners to carry a certain minimum insurance should suffice to address this concern. We reject the use of this process as an apparatus to impose stringent conditions or other policy goals, such as wildfire mitigation or construction upgrades. In our view and based on our reading of the vacation rental ordinances in other municipalities, the requirements in DC-19-0005 are overly restrictive and expensive and go far beyond the purported goal of ensuring safety for guests. Instead, the cost and restrictiveness of the licensure requirements seem to have the direct goal of preventing rental activity.
- e. Wildfire and Wildlife. The CPP has also claimed that regulations in rural mountainous areas are necessary because of the risk posed by out of town guests creating wildfires and disturbing wildlife. We note that hundreds of thousands, if not millions, of people visit Boulder County annually, and that many people move to the County for work or school each year. None of these people undergo any sort of training with wildfire risks or wild animals. Yet, the CPP points to approximately 700 rental properties in the County as a risk factor worthy of requiring government action! In the absence of any proof linking wildfire and wildlife risks with vacation rental activity, we respectfully submit that these are not valid concerns that should be addressed as part of this process.
 - f. Over-Use of Property. The CPP staff claim that vacation rental is problematic because residences become “over-used,” resulting in enhanced traffic issues, enhanced wildfire or wildlife incidents, and enhanced partying. But the opposite is actually the case, and those concerns would surely be magnified by converting seldom-used vacation rental properties into full-time owner-occupied residences. A home that is owner-occupied is resided in nearly 365 days per year, with the septic used daily, parties hosted frequently, lots of daily traffic and all sorts of other year-round activities and opportunities for wildfire risk and wildlife confrontation. By contrast, a property that is typically rented for 60-100 days annually for families vacationing in the mountains has far less usage. The CPP’s goal of mitigating wildfire and wildlife risks in rural areas is therefore directly at odds with its other stated goal of converting rental properties into owner-occupied residences. This underscores the absolute failure of DC-19-0005 in achieving any articulable policy goals.

To summarize, because the supposed rationales for DC-19-0005 appear to have no logical footing, we urge Boulder County to immediately suspend any further consideration of the proposal.

6. Many Provisions in DC-19-0005 Are Arbitrary and Susceptible to Legal Challenge

While many of the above concerns relate to the general unfairness and poor policy considerations behind DC-19-0005, we also point out the following specific provisions of the proposal that reek of arbitrariness and we suspect are constructed on shaky legal ground:

- a. Eight person maximum: The CPP staff’s rules would prevent more than 8 people from renting a home in the County. As the owner of a large 5 bedroom home in Allenspark where on many occasions I have gathered with 3 other adults and their 6 children, I shudder to consider that the CPP staff regards those gatherings as offensive and has drafted DC-19-0005 to outlaw similar gatherings. This provision appears to be low-hanging fruit susceptible to legal challenge and throws into question whether Boulder County believes it has the authority to bar property owners from hosting family reunions or even taking in foster children or relatives who have fallen on hard times. If the County’s goal is to prevent obnoxious parties from occurring in residences, then it has other authority at its means to address abusive situations.
- b. One license per individual/affiliated entity: DC-19-0005 allows an individual (together with any affiliates) to possess a vacation rental license for only a single property. This rule appears to be a blatant and arbitrary restraint on free trade and property use, and could be challenged on Constitutional or other legal grounds. As noted in Item 4 above, many property owners in the County have arranged their economic affairs so as to operate multiple vacation rental

- properties and rather than allow them a path to validly license their businesses with the County, DC-19-0005 forces them to consider either disregard of the rules or taking legal action. If the State and County do not restrict individuals from owning more than one mining operation, more than one oil refinery or more than one restaurant (or any other routine business) then how, possibly, could Boulder County seek to justify restricting ownership to one single vacation rental property – particularly in a County where vacation rental is a common historic land use dating back generations?
- c. Weddings: DC-19-0005 seeks to bar weddings from occurring on residential property. This is a particularly shameful provision, and the CPP staff appear to be cherry-picking from an arbitrary list of behaviors and events they deem acceptable. Simpler and sounder public policy is the default common sense and legal concept that any lawful behavior is allowed on residential property if it does not encroach on others' rights. And again, if the County's goal is to appeal to landowners whose neighbors host loud parties, then there are ample existing methods of dealing with such situations that fall short of proposing changes to the Land Use Code.
 - d. Cost of a License: DC-19-0005's maximum fee for a vacation rental license is \$800. This amount grossly exceeds the cost of licensure in other jurisdictions whose rules we have reviewed. Given the minimal impact of vacation rental activity on land use, smart public policy would be to mandate few licensure requirements and a nominal cost for such licenses.
 - e. 60 Day Threshold: In drafting DC-19-0005, the CPP staff have attempted to thread a needle by creating two separate categories of rental activity: "secondary accessory short-term rental" and "vacation rental," which are separated from each other primarily by which side of "60 Days" of annual rental activity they fall on. The first category will prove illusory for all practical purposes. The rental season in the mountains of Boulder County lasts for 90-120 days and few property owners engaging in the activity would seek to rent for fewer than 60 days per year. The 60-day threshold is arbitrary and unsuitable for Boulder County and the separation of rental activity into multiple categories also raises considerable questions of residency and how the rules could be administered from year to year. This reflects broader concerns with DC-19-0005 regarding poor drafting, over-complexity and over-regulation.

7. Concerns with Vacation Rentals Can Better Be Addressed Without DC-19-0005

Because vacation rental activity merely involves the use of residences by guests as a place to sleep, eat and socialize (i.e., residential activity), there is very clearly no novel or revolutionary change in the land use patterns in the County resulting from the activity that should give rise to calls for a restrictive regime like DC-19-0005. Assuming there is no influence present from lobbying groups such as the hotel industry, the likeliest actual concerns giving rise to a proposal like DC-19-0005 are (a) complaints from landowners about inconveniences experienced because of neighbors' use of adjoining residences, and (b) a desire by the County to collect fee revenue that has become more easily identifiable now that rental activity is being congregated into visible platforms like Airbnb and VRBO.

- (a) Complaints from landowners: As a preliminary matter, we point out that most of these complaints are meritless: no law prevents residential property owners from having large families reside at a residence, hosting events or inviting guests onto their property. Nevertheless, abusive situations do arise with land use and can be addressed easily using existing statutes. All that is needed is for County officials to cause public nuisance laws to be stringently enforced and to direct law enforcement to ticket parking violations, road hazards and loud parties occurring in unincorporated areas. Such enforcement will have the added benefit of targeting not only misuse of residential property by renters, but also by the landowners themselves. Put simply, concerns about loud parties is not sufficient grounds to create new rules that undermine the very nature of land use or thwart the historic vacation rental activity ongoing in the Boulder County mountains.
- (b) A revenue source. The County is undoubtedly interested in sharing from the economic benefits associated with vacation rental activity. In our view, the County should fall in line in this regard

with the preponderance of other regulating jurisdictions that have settled on reasonable, easy-to-follow licensure requirements. If the County were truly concerned about septic system updates, building code violations, wildfire risk, etc., then it would be better placed to address those issues broadly for the entire population via a separate effort. The County should license vacation rentals, if at all, by asking property owners to show proof of insurance and pay a nominal fee.

As set forth above, DC-19-0005 represents bad public policy on a number of levels – particularly owing to the deep threat it poses to land rights and land use, its detrimental effect on historic vacation rental activity in the mountains of Boulder County, and the “Special Review” process that presumes that individuals’ use of a residence for its intended purpose must somehow require government and community scrutiny. Therefore, with the utmost sincerity and deepest concern I respectfully request that any further action on DC-19-0005 be delayed indefinitely until a new proposal can be agreed upon by all impacted members of the community who should also have a direct right to participate in the drafting process.

Best Regards,

A handwritten signature in blue ink, appearing to read "Samuel A. Arieti", with a long horizontal flourish extending to the right.

Samuel A. Arieti, Allenspark

Attachment D

From: [Bruce Drogsvold](#)
To: [Rodenburg, Jasmine](#)
Subject: FW: Docket DC-19--0005: Short Term Dwelling Rentals
Date: Wednesday, September 30, 2020 3:31:38 PM

Hi Jasmine,

I am returning my feedback for the public comment section.

There were two boxes one of which needed to be checked on your memo from August 26th.

1. ☐ We have reviewed the proposal and have no conflicts
2. ☐ Letter is enclosed

I would like the second box checked stating that this letter is enclosed.

Please add this letter to the public comment section and tell me where I can find the public comment section? (Specific to this short term rental issue)

That's where I can read what the general public is saying...which is the most important place to understand what the public would like to see happen.

I participated in the City of Boulder "short term rental" process and I watched the Nederland "short term rental" process take place and I have googled a variety of other municipalities around the USA that have created laws addressing "short term rentals".

Apparently these proposed rules have been mostly copied from regulatory endeavors in other places.

Rural Boulder County housing needs are different than housing needs in Boulder, or Breckenridge, or Telluride.

Housing needs on Peak to Peak Highway and much of western Boulder County are very different from these kinds of municipalities.

That's said, it's nice not to reinvent the wheel.

Some feedback :

The Recitals Section, B, C, and D ought to be changed/updated to reflect the pros as well as the cons about short term rentals. They are too one-sided.

1. Short Term rentals enhance more of a "social fabric" experience to visitors.
2. Visitors get to stay in private homes.
3. Visitors are not limited to camping or staying in big resorts/hotels.
4. Short term rentals provide supplemental income to families.
5. There are many positive aspects to short term rentals...please add them.
6. Good rules are necessary

All in all, your proposed rules are pretty good.

Attachment D

About the Recitals Section -

Recital B states- "Studies and Reports have concluded that short- term rental of residential property creates adverse impacts to health, safety, and welfare of communities, including housing costs and depletion of residential housing opportunities for persons seeking fulltime accommodations.

This section was far more true for the City of Boulder than the mountains. 52% of Boulder housing is rental property. Everybody wants to live there.

Recital C states that short term rentals diminish neighborhood character - not necessarily true – especially when the neighborhood is wilderness

Recital D states that they preserve housing units for Boulder County residents by limiting visitor and tourism serving uses such as short term rentals – not necessarily a strong correlation on Peak to Peak highway and the mountains of Boulder County – Recital D is overstated in our case.

These housing issues are not so true for the mountains and rural areas of Boulder County.

It's a different kind of housing demand in the mountains, a demand much more related to tourists, vacationers, visitors.

I most appreciate that your proposed rules will allow property owners to do short term rentals without being considered by the county to be a primary residence.

I own a co-primary residence in the mountains

It's not a second home.

It's a co-primary residence...yes, there is such a thing.

Co-primary homes are more than just second homes.

I use my home in town and my home in the mountains equally.

I do not want to be disallowed from doing short term rentals because my property could be mis-labeled as a secondary residence.

That would be inaccurate and wrong.

Fire regulations are a good addition to your proposed rules.

Questions:

Section 6 : Licensee Operating Standards and Requirements –

6-12 – Signs. THE PROPOSED REQUIREMENTS INCLUDE #12 SIGNS.

6-12 says to go to ARTICLE 13 OF THE LAND USE CODE – I read Article 13- there is nothing about signs for sort term rentals in it. Where is the required sign for vacation rentals?

Article 13 Doesn't have anything.

6-13 – POSTING OF LICENSE – THIS REQUIREMENT ALSO REFERS TO ARTICLE 13 OF THE LAND USE CODE. – :.

Section 12: Fee Structure - \$800 for Vacation Rental License's seems very high and every two years it must be paid again.

Attachment D

Why not a reasonable occupancy tax like the City of Boulder uses instead? (Although City of Boulder occupancy tax is pretty high)

Otherwise Boulder County will depend on fining short term rental citizens for the money.

I'm curious why don't you have an occupancy tax. It's simple and pays for gov't expenses.

Do you plan to make your money by fining people?

That's not a positive approach.

Also exorbitant fees give the impression that Boulder County is circumvent the taxing restrictions imposed by Tabor to get around having to do a vote.

Extremely high fees are disingenuous, unfair, and have been used too much around the state.

Section 14: Effective Date – Please state an actual date instead of saying “30 DAYS AFTER PUBLICATION FOLLOWING ADOPTION ON THE SECOND READING.”

When will that be?

I don't think there will be a single homeowner that has any idea of when that date will occur.

Perhaps a ballpark idea.

I hope you can get these regulations right the first time around.

Remember we're in the middle of a pandemic.

Please go easy on us.

Thanks for your efforts,

Respectfully,

Bruce Drogsvold

November 12, 2020

Board of County Commissioners
1325 Pearl St, Third Floor
Boulder, CO 80302

Re: Public Comments requested for **Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update and Licensing Ordinance 2020-1**

Commissioners:

I attended a meeting earlier today during which County Attorney Erica Rogers presented to you the Licensing Ordinance referred to above, and in response to which you had no questions or comments. The purpose of this letter is to lay out for you some very deep reservations concerning the Licensing Ordinance and Code Update (collectively, the “Proposal”) that are shared by many property owners in Unincorporated Boulder County. I petition you to consider the concerns listed below and ask that you deny any motion to adopt or approve the Proposal at the meeting scheduled for December 3rd or at any future date. For your reference I have attached a copy of my earlier letter which outlines additional grounds for protest.

From the onset, I would like to point out that there are much simpler and more appropriate ways for the County to address the issue of short term and vacation rentals. In lieu of the Proposal, I encourage the County to consider whether it would not be better policy instead to permit any property owner to register and become licensed upon showing proof of adequate insurance. Licensees could then be monitored and instances of abuse or serious complaint could then be addressed on a case-by-case basis. The Proposal as stands would effectively kill all vacation rental activity in the County, which appears to be its intention.

1. **Most property-owners will not be able to comply with these over-complex regulations.** There are several pages of lengthy, time consuming and expensive regulatory steps property owners must comply with. The timeframe for accomplishing many of the items, particularly given logistical constraints in the mountains, is well in excess of one year; whereas, the Planning Staff want to start enforcing these rules early in 2021. Many property owners have stated they would need to hire an attorney to navigate the list. It will simply be impossible for most people to organize all the steps necessary to comply. For example, the fire mitigation requirement alone requires elimination of more than 90% of trees and shrubs within a 100 foot radius of a home and most homeowners will be unable to easily accomplish that sort of physical work that can take over 100 hours. In general, because of the essentially harmless nature of rental activity (which does not differ from the homeowners’ use of the property) nearly all these requirements are absolutely unnecessary and appear specifically intended to eliminate rental activity altogether. I ask the Commissioners to consider whether it is in the interest of the County to publish regulations that create an almost impenetrable barrier to compliance.
2. **Penalties of up to \$1,000 per day for a perceived offense are extreme and unwarranted.** The penalty regime is excessive and unwarranted given that vacation rental activity presents no overt harm to the County commensurate with the penalties being proposed. The complexity of the regulations makes it inevitable that the penalties will be enforced arbitrarily.
3. **The Special Review/Public Hearing Process.** The Proposal requires most property-owners to go through a public hearing process as a pre-requirement for a license. This process can take up to a year and represents a further barrier to compliance. The Land Use Commission could be flooded with a backlog of hundreds of such requests, increasing the wait time. This process should altogether be

unnecessary given that vacation rental does not give rise to any land use alteration that would need to be reviewed by the Commission or the public.

4. **Only one license permitted per individual and affiliates.** How can the County defend such an extreme restriction on the number of rental properties? What other business in the County can only be carried out at a single location? This provision seems outrageous and allows zero pathway to compliance to anyone who owns multiple rental properties.
5. **Boulder County would become an outlier.** While many jurisdictions are beginning to impose licensure requirements on some vacation rental activity, none have gone to lengths set forth in the Proposal. While the Planning Staff have stated that their Proposal would place Boulder in the “median” in terms of restrictiveness, I respectfully request that the Commissioners use their own judgement and common sense to determine whether they believe that the Planning Staff is looking at this question objectively. I note in passing that Summit County and San Miguel County have no similar restrictions.
6. **Elimination of the historic seasonal activity in Unincorporated Boulder County.** Short term and vacation rental should be viewed differently based on where it occurs and in the mountains of Boulder County this activity has been conducted for generations in homes and historic cabins. The Proposal attacks and would eliminate this seasonal vacation activity, almost in the entirety, because it will be impossible for many people to comply with the burdensome and complex regulations. If anything similar to the Proposal is adopted, then exceptions must exist for properties located on the Peak-to-Peak and in the surrounding of Rocky Mountain National Park. The Commissioners should consider that very few fulltime residents live in this area – it is almost exclusively used seasonally by second home owners and vacationers. In drafting these rules, should not Boulder County take into consideration the historic use of property in these areas and take measures that protect this activity?
7. **Litigation hazard.** The Texas Supreme Court has stricken similar rules in that State because it found that residential use of property by renters was the same as residential use of property by owners and that there was no basis to impose major restrictions on rental use. In addition, because the Planning Staff have claimed that their primary objective in writing the Proposal was to cause a decline in property values by removing rental possibilities (thereby accomplishing the goal of creating affordable housing), the County lies exposed to claims by all property owners in the unincorporated areas that the government has intentionally diminished their property values. I would encourage the Commissioners to consider these concerns and start the drafting process from scratch with new planning staff so as to eliminate the potential legal liability associated with the current Proposal.
8. **Economic disaster for many.** Many residents and property owners in the unincorporated areas have structured their economic affairs and personal retirement strategy to take advantage of vacation activity in the mountains. To achieve questionable policy objectives, the Proposal will cause serious economic harm to many.
9. **Lack of good faith on the part of County Planning Staff.** Throughout the process of “educating” the public about the Proposal, the Planning Staff has intimated that they would listen to the public and address their concerns in the final draft regulations. However, they very clearly have made little to no effort to address the myriad concerns raised during all meetings calls, where the vast preponderance of the attendees have been individuals opposed to the Proposal. The Planning Staff have made numerous comments to attendees that demonstrate that the staff themselves are personally or politically opposed to vacation rental activity and that they view short term/vacation rentals as objectionable in nature. In addition, the staff have frequently made the comment that the Proposal is not offensive because it merely tweaks or modifies the current licensure regime, and that many complaining property owners simply do

not understand this nuance. This line of reasoning is a falsehood. Suffice it to say that many members of the public opposed to the Proposal are sophisticated individuals, including doctors, tax lawyers and real estate attorneys, and we are more than capable of reading complex regulations and deciphering that the Proposal is a radical departure from current regulations and seeks to undermine all rental activity.

10. **Opposition to the Proposal has no voice.** To further the point above, no voice or advocate opposed to the Proposal has been able to join the drafting process. Instead, we hear that the Planning Staff is working hand-in-hand in writing these rules with members of the public who are personally opposed to all rental activity. I petition the Commissioners to be the voice that many of us have lacked in this process and to question seriously the Proposal, the intentions therefore, and whether a less restrictive approach would be more appropriate.
11. **Discriminatory nature of the Proposal.** The Planning Staff have often noted that an evil of vacation rental they seek to remedy by eliminating the activity pursuant to the Proposal is to “preserve the character of neighborhoods.” What “character,” one may ask, are they seeking to preserve? In Allenspark, the unquestionable “character of the neighborhood” is one of seasonal vacation use, which the Proposal is seeking to alter by making it all but impossible to get a rental license. Since the Proposal clearly is intended to destroy, rather than preserve, the character of Allenspark, it seems clear that by using the term “preserve the character of the neighborhood,” the Planning Staff mean something else. As the demographic of vacationers in Boulder County has changed via online rental platforms, there has been an increase of urban and international travelers to the county, including ethnic minorities. The Planning Staff appear to working hand-in-hand with elements in the County that are opposed to these “outsiders” from visiting the County who differ from the more traditional demographic that has been vacationing in our mountains for generations. It is quite clear that the outcome of the Proposal would be to prevent all but the few and very wealthy from being able to stay in many parts of the County, unless we are to believe (as the Planning Staff appear to claim) that property devaluation in the mountains would cause an onrushing wave of low income residents comfortable living without cell phone reception and more than 30 minutes from job locations.
12. **Ability to rent is a fundamental land right.** In the haste to publish changes to the Land Use Code or to establish a licensing regime for vacation rentals, the Commissioners should not overlook the fact that a property owner’s right to rent their property is a fundamental right that goes with real property. That right is so fundamental that before major restrictions are imposed, those restrictions should be vetted carefully and should be limited only to those items absolutely necessary to carry out the limited objective of the regulating body. So I must ask the question: Is the objective of the Proposal to eliminate nearly all vacation rental activity in Unincorporated Boulder County, or is the objective merely to document the text amendments requested by the Board of County Commissioners on July 2, 2019? I respectfully submit to the Commissioners that the objective must clearly be the former, since it would be much easier, much less complex, much less controversial and much more efficient (from both an administration and enforcement perspective) to merely grant all interested property owners a license and then to address issues with offensive situations on an ad hoc basis.

If you are convinced by even one of the above concerns or lines of argument, I ask you to please choose not to move forward with authorizing the adoption of the Proposal and rather to authorize new Planning Staff to pursue any of the many more reasonable alternatives.

Best Regards,



Samuel A. Arieti, Allenspark

September 24, 2020

Boulder County – Community Planning & Permitting
P.O. Box 471
Boulder, CO 80306

Cc: Concerned property owners of Boulder County

Re: Public Comments requested for **Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update**

To whom it may concern,

I am sending this letter of protest on behalf of myself and a likeminded group of other property owners in the mountainous parts of unincorporated Boulder County. This letter responds to the request for public comments by Boulder County's Community Planning & Permitting staff ("CPP") with respect to Docket DC-19-0005, which contains CPP's proposals for text amendments to Boulder County's Land Use Code and proposed licensure requirements for short-term rentals, vacation rentals, and other activity in unincorporated Boulder County. These proposals are referred to in this letter as "DC-19-0005."

The context for our opposition to DC-19-0005 is addressed at length below and is rooted in the following key principles:

1. Use of Residential Property as Living Space Is the Intended Use of Such Property
2. The Special Review/Public Hearing Process Should Be Eliminated
3. "A One Size Fits All" Approach is Improper for Unincorporated Boulder County
4. Vacation Rental Is a Historic Use of Property in Boulder County
5. The Stated Rationale for DC-19-0005 Is Invalid
6. Many Provisions in DC-19-0005 Are Arbitrary and Susceptible to Legal Challenge
7. Concerns with Vacation Rentals Can Better Be Addressed Without DC-19-0005

1. Use of Residential Property as Living Space Is the Intended Use of Such Property

Residential real estate is intended for use as living space by small groups of friends and family and for good reasons the use of residences as a place to sleep, eat and socialize by such groups generally is not monitored or regulated by government. The use of a residence as a residence, regardless of the individuals involved, cannot, per se, result in misuse of residential property. In taking the contrary position via DC-19-0005, the CPP believes that the County may interfere with the residential use of residential property on the basis of which particular individuals carry on residential activities within residences or their relationship to the landowner, or that certain residential activity within residences raises novel land use concerns that need to be addressed via regulation. The CPP's position cuts to very nature of the rights of property owners and the fundamental use of real property for its intended use, and thus we respectfully request delay of DC-19-0005 until the ramifications of the CPP's position becomes better understood. The CPP's erroneous position that it should judge and regulate residential use of a residence is connected to many of the other arguments against DC-19-0005 contained in this letter.

2. The Special Review/Public Hearing Process Should Be Eliminated

DC-19-0005 creates several categories of land use involving short-term and vacation rentals and requires, as a step precedent to seeking a license, that the property owner undertake a "Special Review" process, which generally means going through a 6-9 month public hearing process to obtain approvals from the County, the CPP staff and neighbors. On phone calls regarding DC-19-0005, the CPP staff has pointed out

that (a) the “Special Review” process currently is required for property owners seeking vacation rental licenses, and (b) that the “Special Review” process allows the CPP staff the opportunity to control the number of rental properties in the County subject to various standards that could not be articulated on the phone call. **In our view, the “Special Review” process represents the most objectionable part of DC-19-0005.** First, as outlined in Item 1 above, vacation rental activity represents residential use of residential property – thus it is no departure in kind, degree, or magnitude from the intended and lawful use of residences. Thus, the process of “Special Review” is altogether unnecessary when it comes to short-term or vacation rental activity. Instead, that process appears designed for situations where there is a proposed shift in the underlying nature of land use. If the “Special Review” process is currently codified as a vacation licensure requirement then the current rules should be changed as part of the CPP’s mandate instead of being relied upon by the CPP as an excuse to “double down” on a bizarre and objectionable policy. Second, it appears to us to be deeply improper for the “Special Review” process to be misused by County authorities or adjacent landowners as a way to restrict lawful use of property for its intended residential purposes. This introduces a level of arbitrariness into the process that is altogether unjustifiable. The County and adjacent landowners certainly should have a right to object if a residential property owner were to seek a variance to convert his/her property into a gas station or strip mine operation; but, neither group should have any right to interfere when a landowner invites guests onto the property to carry out its intended purpose of serving as a place where people sleep, eat and socialize. In addition, we note that nearly every other jurisdiction we are aware of that regulates vacation rentals has chosen to acknowledge this key principle and has imposed mere licensure requirements without any need for property owners to seek a land use variance or request permission from neighbors or government staff.

3. “A One Size Fits All” Approach is Improper for Unincorporated Boulder County

Through the phone calls organized by the CPP it has become clear that a driving force behind the drafting of DC-19-0005 are subdivision homeowners outraged at perceived over-use of their neighbors’ properties by short-term guests. A variety of smokescreen excuses have been proposed to lend validity to these individuals’ concerns that somehow residential use of a neighbor’s residence results in misuse: increased car traffic, a loud party, a parking hazard, etc.... As described elsewhere below, such concerns already are solved by public nuisance laws and are unworthy of being doubly solved via regulation of rental activity. Fundamentally, though, many or most concerns related to increased activity in subdivisions do not apply to less densely populated parts of Boulder County. Still, in a rush to speedily craft one set of ill-conceived rules for all of unincorporated Boulder County, the CPP is justifying its “one size fits all” approach on the grounds that use of property in the mountains and plains creates other concerns related to wildfire and wildlife, and that those concerns are similar enough to subdivision concerns to justify drafting one set of rules for all unincorporated parts of the County. We believe that the concerns and problems created by use of property in a subdivision are entirely different than any concerns and problems created by use of property in a rural area and must, as a matter of prudent public policy dictate different approaches instead of the single approach taken by the CPP in drafting DC-19-0005. Any attempt to differentiate between types of property in the current draft proposal fall woefully short. We encourage the CPP to abandon its current efforts to draft rules for all unincorporated parts of the County and instead to use a targeted approach to solve problems where they actually exist.

4. Vacation Rental is a Historic Use of Property in Boulder County

The history of vacation rental activity in the mountains of Boulder County goes back many generations and is tied intrinsically with proximity to Rocky Mountain National Park. Over four million tourists visit the Park annually and many or most travel to arrive there and require lodging. No property owner alive today in the mountainous parts of Boulder County, and particularly Allenspark, can claim that he or she acquired their property while unaware that vacation rental activity was ongoing and was a major use of property in the area. It is **absolutely disingenuous** for the CPP to take the position that new information has come to light, or that the proliferation of Airbnb and VRBO has changed the nature of vacation rental activity in the

mountains of Boulder County. Hundreds of landowners rent their property to hundreds of thousands of annual guests, in a cycle of supply and demand that the CPP appears to have ignored entirely in its drafting of DC-19-0005. Many property owners in the County have structured their property ownership or organized their economic lives and retirement on the opportunities presented by vacation rental. The grave concerns of personal bankruptcy, forced foreclosure, financial ruin and other hardship cause us to plead in unison that the County reject DC-19-0005 as drafted until the full impact on the community can be understood and better rules are drafted that **promote and encourage** flourishing historic vacation rental activity. We strongly believe that the harms of DC-19-0005 surely outweigh its intended benefits.

5. The Stated Rationale for DC-19-0005 Is Invalid

Based from the participation on group calls organized by the CPP, a driving impetus for DC-19-0005 appears to come from inappropriate sources: disgruntled property owners involved in neighborhood disputes. However, because the CPP has rationalized its proposals by citing several other concerns, we present those below, along with our thoughts on their lack of persuasiveness:

- a. **Shortage of Affordable Housing.** The CPP staff claim that they have drafted DC-19-0005 in an effort to cause a decline in real estate prices and to make housing more affordable, citing unidentified statistical studies of the impact of vacation rentals on home prices. However, based on our analysis, there are no conclusive studies on this subject, and the better understanding is that approximately 700 vacation rental properties in all of the unincorporated areas could not possibly have any meaningful impact on the affordability of housing stock. In addition to the futility of DC-19-0005 in addressing this concern, we also question (i) whether the lack of affordable housing is an issue for all unincorporated Boulder County (i.e., is it an issue only for places close to Boulder and Longmont?), (ii) whether it is acceptable for Boulder County to address the issue by seeking to drive down property values indirectly as opposed to directly solving the problem by constructing more low-income housing, and (iii) whether the County truly wants to go on the record in terms of supporting property devaluation. In our view, property values are high in Boulder County because it is a beautiful place to live and vacation rentals are not a meaningful part of the equation.
- b. **Character of the Neighborhood.** The CPP staff argue that rental activity should be curtailed because it changes the character of neighborhoods where the activity takes place. This argument ignores entirely the longstanding history of rental activity in Boulder County and the critical fact that renters' use of residences does not differ in any material way from the property-owners' use of those residences. The argument that government should attempt to use land use codes to alter the "character of the neighborhood" should set alarm bells ringing as it clearly is merely a construct used to conceal some ulterior motive and has often been used in the past to provide cover for all types of discriminatory policy aims.
- c. **Proliferation of Airbnb and VRBO.** Another claim by the CPP is that the rapid rise of Airbnb and VRBO have changed the nature of land use in unincorporated Boulder County in a manner that mandates government action. As noted above, this claim is absolutely disingenuous as it relates to many mountainous parts of the county where vacation rental has been a primary historic use of property. Moreover, we note that Airbnb and VRBO are merely platforms whereby landowners can alter the identity of the individuals making residential use of residential property – i.e., there is no change in the underlying use of homes as places where people sleep, eat and socialize – and therefore there is no need for the community to be alarmed by the rental of property on these websites. These companies are better viewed as partners of Boulder County than as antagonists.
- d. **Risk to Vacationers.** The CPP has justified many of the Licensure requirements in DC-19-0005 as being necessary to protect guests who are staying in short-term rental or vacation rental properties. While we interpret this concern as paternalistic and unnecessary in most instances, we are prepared to accept that the County may choose to impose a license fee and some safety

- measures or recommended best practices for property owners that host short-term or vacation rentals. A requirement for such property owners to carry a certain minimum insurance should suffice to address this concern. We reject the use of this process as an apparatus to impose stringent conditions or other policy goals, such as wildfire mitigation or construction upgrades. In our view and based on our reading of the vacation rental ordinances in other municipalities, the requirements in DC-19-0005 are overly restrictive and expensive and go far beyond the purported goal of ensuring safety for guests. Instead, the cost and restrictiveness of the licensure requirements seem to have the direct goal of preventing rental activity.
- e. Wildfire and Wildlife. The CPP has also claimed that regulations in rural mountainous areas are necessary because of the risk posed by out of town guests creating wildfires and disturbing wildlife. We note that hundreds of thousands, if not millions, of people visit Boulder County annually, and that many people move to the County for work or school each year. None of these people undergo any sort of training with wildfire risks or wild animals. Yet, the CPP points to approximately 700 rental properties in the County as a risk factor worthy of requiring government action! In the absence of any proof linking wildfire and wildlife risks with vacation rental activity, we respectfully submit that these are not valid concerns that should be addressed as part of this process.
 - f. Over-Use of Property. The CPP staff claim that vacation rental is problematic because residences become “over-used,” resulting in enhanced traffic issues, enhanced wildfire or wildlife incidents, and enhanced partying. But the opposite is actually the case, and those concerns would surely be magnified by converting seldom-used vacation rental properties into full-time owner-occupied residences. A home that is owner-occupied is resided in nearly 365 days per year, with the septic used daily, parties hosted frequently, lots of daily traffic and all sorts of other year-round activities and opportunities for wildfire risk and wildlife confrontation. By contrast, a property that is typically rented for 60-100 days annually for families vacationing in the mountains has far less usage. The CPP’s goal of mitigating wildfire and wildlife risks in rural areas is therefore directly at odds with its other stated goal of converting rental properties into owner-occupied residences. This underscores the absolute failure of DC-19-0005 in achieving any articulable policy goals.

To summarize, because the supposed rationales for DC-19-0005 appear to have no logical footing, we urge Boulder County to immediately suspend any further consideration of the proposal.

6. Many Provisions in DC-19-0005 Are Arbitrary and Susceptible to Legal Challenge

While many of the above concerns relate to the general unfairness and poor policy considerations behind DC-19-0005, we also point out the following specific provisions of the proposal that reek of arbitrariness and we suspect are constructed on shaky legal ground:

- a. Eight person maximum: The CPP staff’s rules would prevent more than 8 people from renting a home in the County. As the owner of a large 5 bedroom home in Allenspark where on many occasions I have gathered with 3 other adults and their 6 children, I shudder to consider that the CPP staff regards those gatherings as offensive and has drafted DC-19-0005 to outlaw similar gatherings. This provision appears to be low-hanging fruit susceptible to legal challenge and throws into question whether Boulder County believes it has the authority to bar property owners from hosting family reunions or even taking in foster children or relatives who have fallen on hard times. If the County’s goal is to prevent obnoxious parties from occurring in residences, then it has other authority at its means to address abusive situations.
- b. One license per individual/affiliated entity: DC-19-0005 allows an individual (together with any affiliates) to possess a vacation rental license for only a single property. This rule appears to be a blatant and arbitrary restraint on free trade and property use, and could be challenged on Constitutional or other legal grounds. As noted in Item 4 above, many property owners in the County have arranged their economic affairs so as to operate multiple vacation rental

- properties and rather than allow them a path to validly license their businesses with the County, DC-19-0005 forces them to consider either disregard of the rules or taking legal action. If the State and County do not restrict individuals from owning more than one mining operation, more than one oil refinery or more than one restaurant (or any other routine business) then how, possibly, could Boulder County seek to justify restricting ownership to one single vacation rental property – particularly in a County where vacation rental is a common historic land use dating back generations?
- c. Weddings: DC-19-0005 seeks to bar weddings from occurring on residential property. This is a particularly shameful provision, and the CPP staff appear to be cherry-picking from an arbitrary list of behaviors and events they deem acceptable. Simpler and sounder public policy is the default common sense and legal concept that any lawful behavior is allowed on residential property if it does not encroach on others' rights. And again, if the County's goal is to appeal to landowners whose neighbors host loud parties, then there are ample existing methods of dealing with such situations that fall short of proposing changes to the Land Use Code.
 - d. Cost of a License: DC-19-0005's maximum fee for a vacation rental license is \$800. This amount grossly exceeds the cost of licensure in other jurisdictions whose rules we have reviewed. Given the minimal impact of vacation rental activity on land use, smart public policy would be to mandate few licensure requirements and a nominal cost for such licenses.
 - e. 60 Day Threshold: In drafting DC-19-0005, the CPP staff have attempted to thread a needle by creating two separate categories of rental activity: "secondary accessory short-term rental" and "vacation rental," which are separated from each other primarily by which side of "60 Days" of annual rental activity they fall on. The first category will prove illusory for all practical purposes. The rental season in the mountains of Boulder County lasts for 90-120 days and few property owners engaging in the activity would seek to rent for fewer than 60 days per year. The 60-day threshold is arbitrary and unsuitable for Boulder County and the separation of rental activity into multiple categories also raises considerable questions of residency and how the rules could be administered from year to year. This reflects broader concerns with DC-19-0005 regarding poor drafting, over-complexity and over-regulation.

7. Concerns with Vacation Rentals Can Better Be Addressed Without DC-19-0005

Because vacation rental activity merely involves the use of residences by guests as a place to sleep, eat and socialize (i.e., residential activity), there is very clearly no novel or revolutionary change in the land use patterns in the County resulting from the activity that should give rise to calls for a restrictive regime like DC-19-0005. Assuming there is no influence present from lobbying groups such as the hotel industry, the likeliest actual concerns giving rise to a proposal like DC-19-0005 are (a) complaints from landowners about inconveniences experienced because of neighbors' use of adjoining residences, and (b) a desire by the County to collect fee revenue that has become more easily identifiable now that rental activity is being congregated into visible platforms like Airbnb and VRBO.

- (a) Complaints from landowners: As a preliminary matter, we point out that most of these complaints are meritless: no law prevents residential property owners from having large families reside at a residence, hosting events or inviting guests onto their property. Nevertheless, abusive situations do arise with land use and can be addressed easily using existing statutes. All that is needed is for County officials to cause public nuisance laws to be stringently enforced and to direct law enforcement to ticket parking violations, road hazards and loud parties occurring in unincorporated areas. Such enforcement will have the added benefit of targeting not only misuse of residential property by renters, but also by the landowners themselves. Put simply, concerns about loud parties is not sufficient grounds to create new rules that undermine the very nature of land use or thwart the historic vacation rental activity ongoing in the Boulder County mountains.
- (b) A revenue source. The County is undoubtedly interested in sharing from the economic benefits associated with vacation rental activity. In our view, the County should fall in line in this regard

with the preponderance of other regulating jurisdictions that have settled on reasonable, easy-to-follow licensure requirements. If the County were truly concerned about septic system updates, building code violations, wildfire risk, etc., then it would be better placed to address those issues broadly for the entire population via a separate effort. The County should license vacation rentals, if at all, by asking property owners to show proof of insurance and pay a nominal fee.

As set forth above, DC-19-0005 represents bad public policy on a number of levels – particularly owing to the deep threat it poses to land rights and land use, its detrimental effect on historic vacation rental activity in the mountains of Boulder County, and the “Special Review” process that presumes that individuals’ use of a residence for its intended purpose must somehow require government and community scrutiny. Therefore, with the utmost sincerity and deepest concern I respectfully request that any further action on DC-19-0005 be delayed indefinitely until a new proposal can be agreed upon by all impacted members of the community who should also have a direct right to participate in the drafting process.

Best Regards,

A handwritten signature in blue ink, appearing to read "Samuel A. Arieti", with a long horizontal flourish extending to the right.

Samuel A. Arieti, Allenspark

Attachment D

From: [Daryl Galloway](#)
To: [#LandUsePlanner](#)
Subject: Short-Term Dwelling rental & Bed & Breakfast Lodging
Date: Wednesday, October 7, 2020 1:49:13 PM

I strongly object to allowing and type rentals in the Pine View Estates area as past experience indicates renters have no respect for our road which we have to maintain ourselves.

Pine View Estates consists of Pinion and Ponderosa Way off Lazy Z Road, off Magnolia Drive.

Attachment D

From: [Kathy Sniffin](#)
To: [#LandUsePlanner](#)
Subject: DC-19-0005 proposal for meeting Oct. 21, 2020
Date: Tuesday, October 20, 2020 11:07:49 AM

To Whom It May Concern:

I received a postcard from Boulder County regarding proposal DC-19-0005 and short-term dwelling rental and bed and breakfast lodging.

Are you able to provide a list of those addresses requesting to be short term or B and B rentals?

In the recent few years, we have experienced, first hand, the effects of having short term rentals, as the house due south of ours currently rents its home and it's garage as separate dwellings to others. It is disconcerting at times to have unknown people with direct view and access of our yard, while we also are subject to unpredictable situations such as noise, parties, and currently, an ever-present smell of growing/smoking marijuana coming into our yard. Most of the tenants have been pleasant when we've had a chance to say hello over the fence, but still we have not had the opportunity to develop relationships with them as we would a permanent neighbor.

We have lived in this neighborhood since 1992, and we moved here for the rural setting, yet closeness to community and town. We appreciate the relationships we have developed with neighbors over the years. I wish there could be better solution to have some input into the conditions or behavior of tenants of rentals.

Thank you for your efforts.

Sincerely,
Kathy Sniffin
6206 Misty Way

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Thank you for your efforts.

Sincerely,
Kathy Sniffin
6206 Misty Way

Attachment D

From: [John Gaventa gmail](#)
To: [#LandUsePlanner](#)
Subject: DC-19-0005
Date: Sunday, October 18, 2020 1:09:59 PM

Dear Planners,

We have recently received notice of the proposed changes regarding Short-term Dwelling rental, DC-19-0005. We have several questions.

I own a rental property in a rural area for which we went through considerable expense to meet existing regulations in 2019, and received approval for rentals up to 100 nights a year.

- I see no information in the proposals to be presented to the Planning Commission for such properties. Will our previous approval be 'grandfathered' in?
- Will we have to go through this process every time we apply for a license and a renewal?
- We see a requirement to post the license on the property so it may be seen by others. In a rural area, this has big risks of showing people that it is a rental property, not regularly occupied, and therefore greater risks of vandalism. What is the purpose of this requirement?

I live overseas and my notices regarding this came very late. How can I make sure I receive any pertinent notices to this issue by this email?

Many thanks

John Gaventa

From: [Deborah Denser](#)
To: [Rodenburg, Jasmine](#); [Hippely, Hannah](#); [Ott, Jean](#)
Subject: FW: Short-term rental parties continue unchecked during pandemic
Date: Friday, October 16, 2020 9:50:22 AM

Good Morning,

I thought this might be interesting to you ladies with enforcement and how difficult it can be, especially with Covid.

*Good Luck,
Deborah Bates-Denser*

From: Christa Watson [mailto:christa@granicus.com]
Sent: Friday, October 16, 2020 9:36 AM
To: dbdenser@comcast.net
Subject: Short-term rental parties continue unchecked during pandemic

Hi Deborah,

While bars and restaurants across North America are closing – or remain closed – due to public health requirements, short-term vacation rental (STR) parties are in full swing. Bloomberg recently wrote about this situation, including how contact tracing has tracked positive COVID-19 cases back to these forbidden STR parties. Here's one resident's experience highlighted in the article:

"People were looking to escape from their own homes and came into our tiny neighborhood to party all day, every day," says Kristen Robinson Doe, a resident of a quiet suburban Dallas neighborhood... Doe watched in disbelief as strangers streamed through the gates [of a party pad] every weekend and danced until dawn, unmasked, inebriated — and in clear violation of social distancing protocols.

As you wrap up your week, learn more about what might be happening in your community this very weekend.

[Read the Bloomberg article here.](#)

If you'd like to learn more about the short-term rentals in your community, or how you can address these STR challenges, [please get in touch with us.](#)

Christa Watson

Attachment D

415-715-9280

A 408 St. Peter St., Suite 600, St. Paul MN 55102

Granicus-white-600.png



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[Manage the emails you get from us](#)

Attachment D

From: [Cheryl Craig](#)
To: [#LandUsePlanner](#)
Subject: Input for short-term rental consideration
Date: Tuesday, October 20, 2020 1:30:44 PM

I want to give you folks some firsthand feedback about our experiences owning a mountain property in Park County with an active VRBO next door. This property has only been a short-term rental for one year, but we have seen it impact our enjoyment of our property tremendously. We want to make sure that our home in Boulder County does not experience the same impact as it is very disruptive.

The Park County VRBO lists up to 10 adults. While the owners try to screen the renters, we have had two very unpleasant experiences and many more nuisance experiences. In the two unpleasant experiences, the groups were carrying on until midnight in one case and 1AM in the second. In the 1AM case, guys were screaming at the top of their lungs (drunk happy we think) at that time. The more numerous nuisance experiences are groups simply enjoying themselves outside. When you have a neighbor, people tend to respect each other's privacy and not every weekend is a "let's enjoy being outside, making lots of noise" experience. When people are on vacation, they tend to be outside more and be more noisy. Also, with a new renter every week, you never know what you are getting. The Park County VRBO owner is trying to make things work, but they are not nearby. We neighbors are the ones who have to "police" it. I would hate to see my Boulder County home experience this same disruption. All that being said, there certainly have been renters where we barely know they are there. I think most of the time these are a single family.

When I vacation, I do enjoy renting a VRBO over a hotel room, so I understand that people would want to be able to do so in Boulder County as well. I simply request that Boulder County help us to maintain the balance between people living 100% of the time in their homes being right next door to a new vacation neighbor every week. Homeowners need to be able to have a way to address when there are nuisance renters and recourse if a rental becomes an ongoing issue. Perhaps a VRBO could undergo an annual renewal with neighbors being given the opportunity to register documented, valid complaints so that the county could see if there were repeated problems with a particular rental?

Thank you for your consideration,
Cheryl Craig
5921 Niwot Rd
Niwot, CO 80503

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#12]
Date: Thursday, October 15, 2020 5:05:44 PM

Name *	Janace Cole
Email *	janace@comcast.net
Phone Number *	(303) 530-1772
Address *	<input type="checkbox"/> 6349 Waxwing Court Niwot, CO 80503 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	I am against short term rentals and Bed and Breakfast rentals in the area where I live. When I moved here several years ago, one of the attractions was that it was only homeowners who lived in the houses --- there were no short term rentals. We know who our neighbors are and what vehicles they drive. I do not want to see strangers moving in and out. And, rentals might increase traffic. They might change the character of the neighborhoods. Thank you.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [John Gaventa gmail](#)
To: [#LandUsePlanner](#)
Subject: DC-19-0005
Date: Sunday, October 18, 2020 1:09:59 PM

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- I see no information in the proposals to be presented to the Planning Commission for such properties. Will our previous approval be 'grandfathered' in?
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Many thanks

John Gaventa

COMMENTS TO DRAFT BOULDER COUNTY SHORT-TERM RENTAL
REGULATIONS DATED AUGUST 26, 2020

Planning Commission Members:

Thank you for allowing this submission as you consider the land use impacts of the revised STR Regulations for all of unincorporated Boulder County.

The Land Use staff has done a great job soliciting public comment and graciously explaining the reasoning supporting the draft regulations. They should be commended for their hard work and outreach efforts.

I respond to the draft Regulations dated August 26, 2020. When staff was questioned about the reasons behind some particular regulations, their responses did not seem to fall within the public health, safety, and welfare requirements. As well, some of the draft regulations seem to be a solution in search of a problem.

For example:

1. Limits on Family Cabin Rentals. The regulations create two STR categories for rentals of single family dwellings that are primary residences: Secondary Accessory STR (SASTR) and Vacation Rentals. According to staff, SASTR category was created for family cabins and “well-used second homes” that “will not or should not be rented out frequently.” This is most likely correct; most cabins and second homes are well-loved and well-cared for by their owners. These owners tend to limit the rentals on their own to allow use by friends and family. Staff recognized this, but then went ahead and imposed strict rental limits on such cabin rentals. Not only did they propose a limit of only 60 nights rental, they also required a two-night minimum, which they stated would “lead to less turnover.” These strict requirements presuppose (without factual support) a problem: owners of family cabins rent their well-loved cabins as much as possible, which creates untenable land use impacts and must be curtailed. Staff did not provide any credible evidence to support any rental abuse by family cabin owners; their only rationale appears to be that the cabins “will not or should not be rented out frequently.” Staff also based the 60-day rental and 2-day minimum on the belief that these well-loved cabins are only seasonal and not built for year-round use, which arbitrarily ignores cabins that have been upgraded and modernized for safe year-round use, including septic systems, insulation, and fire mitigation.

I strongly suggest the Planning Commission staff to review the actual land use impacts of family cabin rentals, especially the 60-night limit. Absent evidence of rental abuse, perhaps a 120-night rental limit with a two-night minimum would be more realistic, reasonable, and based on facts.

Of note, 75% of the attendees at the September 17 open house had rental properties in the mountains.

2. STR License Fees: The differences in the license fees between the SASTR and Vacation Rental categories are remarkable. Owners who rent their cabin for 60 days pay \$150, but if they rent for 65 days, they fall into the Vacation Rental category and must pay \$800. Staff stated the high Vacation Rental fee is because Vacation Rentals “will likely have more enforcement costs and fees,” but it is difficult to understand how a well-loved 1,000 square foot cabin that sleeps four people and rents 65 nights a year requires as much enforcement as a 5,000 square foot house in eastern unincorporated Boulder County that sleeps 12 and rents 300 days a year. The significant difference in license fees seems totally arbitrary.

Perhaps basing STR license fees based on maximum advertised occupancy is more objective and rational. For example, the Grand County (including Winter Park) STR regulations base license fees on \$25.00 per occupant; if a property sleeps 10 people, the fee is \$250.00.

Remarkably, staff somehow ties the license fees to the cost of the average nightly short-term rental in Boulder County, which they calculated was \$172.00 per night. It is uncertain how the average nightly rental rate bears any connection to enforcement costs.

As well, in proposing an \$800 license fee, staff appears to be most concerned with having sufficient resources to pay for enforcement costs, which was mentioned several times at the September 17 open house. Staff suggested they may use a third party, such as Host Compliance, to monitor listings on internet vacation rental sites in an effort to find non-compliance by Boulder County rental owners. Although this may be reasonable, the fact that staff failed to provide any information about STR abuses, including any examples of non-compliance, the locations of “party houses,” and the neighborhoods where investors allegedly own homes that are used solely as STRs, raises concerns of overreaching and solutions in search of problem.

3. Due Process Concern. The draft regulations state in Section 7.A: "This section will not limit any inspection authorized under other provision of law or regulation." This statement seems to violate due process principles. Apparently, an owner who consents to the defined short-term rental inspection consents to any and all undefined and unrelated inspections under any other undefined law or regulation, with notice of the requirements of these laws or regulations. As well, this provision conflicts with the first sentence in Section 7.A, which states inspections are limited to those "as may be required under this ordinance."
4. Thank you for the opportunity to address my concerns with the proposed Boulder County Short-Term Rental Regulations.

ILONA DOTERRER (ild17@comcast.net).

From: [Deborah Denser](#)
To: [Rodenburg, Jasmine](#); [Hippely, Hannah](#); [Ott, Jean](#)
Subject: FW: Short-term rental parties continue unchecked during pandemic
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Subject: Short-term rental parties continue unchecked during pandemic

Hi Deborah,

While bars and restaurants across North America are closing – or remain closed – due to public health requirements, short-term vacation rental (STR) parties are in full swing. Bloomberg recently wrote about this situation, including how contact tracing has tracked positive COVID-19 cases back to these forbidden STR parties. Here's one resident's experience highlighted in the article:

"People were looking to escape from their own homes and came into our tiny neighborhood to party all day, every day," says Kristen Robinson Doe, a resident of a quiet suburban Dallas neighborhood... Doe watched in disbelief as strangers streamed through the gates [of a party pad] every weekend and danced until dawn, unmasked, inebriated — and in clear violation of social distancing protocols.

As you wrap up your week, learn more about what might be happening in your community this very weekend.

[Read the Bloomberg article here.](#)

If you'd like to learn more about the short-term rentals in your community, or how you can address these STR challenges, [please get in touch with us.](#)

Christa Watson

Attachment D

415-715-9280

A 408 St. Peter St., Suite 600, St. Paul MN 55102

Granicus-white-600.png



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Attachment D

From: [Richard Harris](#)
To: [Rodenburg, Jasmine](#)
Subject: Harris remarks to Planning Commission
Date: Friday, October 23, 2020 11:21:21 AM
Attachments: [Remarks \(only\) to Boulder County Planning Commission.docx](#)

Dear Jasmine,

At the conclusion of the Planning Commission meeting, I roughly recall you summarized some things from the public.

One of those that you mentioned early was that the County would not deal with easements, an issue brought up by my out of town neighbor. I have long since abandoned this argument because I recall you told me, in the opinions of higher-ups it would not be considered.

You did not mention my remarks a couple of speakers' Transportation Standards that apply to residential driveways. In your summary you did not mention that concern. I worry that somehow you conflated that argument with the easement one. That is not the case.

Elsewhere in the draft you emphasize that to get a license a property will be inspected to ensure that it meets the same code requirements as when it was built. But strangely the portion of those requirements related to driveways/roads has been omitted — even though they are very important safety considerations in Allenspark where many parcels are large and driveways are sometimes more than a mile long. They may also be very steep.

To make clear what I addressed I have attached the text of my remarks.

I also mentioned that the Waiver provision should be accompanied by release of a draft license to the public before it is official.

I hope you will read my remarks and respond to the issues I raised.

Many thanks.

Dick Harris
(303) 499-1551

Attachment D

From: [Cheryl Craig](#)
To: [#LandUsePlanner](#)
Subject: Input for short-term rental consideration
Date: Tuesday, October 20, 2020 1:30:44 PM

I want to give you folks some firsthand feedback about our experiences owning a mountain property in Park County with an active VRBO next door. This property has only been a short-term rental for one year, but we have seen it impact our enjoyment of our property tremendously. We want to make sure that our home in Boulder County does not experience the same impact as it is very disruptive.

The Park County VRBO lists up to 10 adults. While the owners try to screen the renters, we have had two very unpleasant experiences and many more nuisance experiences. In the two unpleasant experiences, the groups were carrying on until midnight in one case and 1AM in the second. In the 1AM case, guys were screaming at the top of their lungs (drunk happy we think) at that time. The more numerous nuisance experiences are groups simply enjoying themselves outside. When you have a neighbor, people tend to respect each other's privacy and not every weekend is a "let's enjoy being outside, making lots of noise" experience. When people are on vacation, they tend to be outside more and be more noisy. Also, with a new renter every week, you never know what you are getting. The Park County VRBO owner is trying to make things work, but they are not nearby. We neighbors are the ones who have to "police" it. I would hate to see my Boulder County home experience this same disruption. All that being said, there certainly have been renters where we barely know they are there. I think most of the time these are a single family.

When I vacation, I do enjoy renting a VRBO over a hotel room, so I understand that people would want to be able to do so in Boulder County as well. I simply request that Boulder County help us to maintain the balance between people living 100% of the time in their homes being right next door to a new vacation neighbor every week. Homeowners need to be able to have a way to address when there are nuisance renters and recourse if a rental becomes an ongoing issue. Perhaps a VRBO could undergo an annual renewal with neighbors being given the opportunity to register documented, valid complaints so that the county could see if there were repeated problems with a particular rental?

Thank you for your consideration,
Cheryl Craig
5921 Niwot Rd
Niwot, CO 80503



Community Planning & Permitting (CPP)

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies, Stakeholders, and Interested Parties
FROM: Jasmine Rodenburg, Senior Planner and
Jean (Raini) Ott, Planner II
DATE: August 26, 2020
RE: Docket DC-19-0005

Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update

Request: Text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling Rental and Bed and Breakfast Lodging Uses.

Dear Referral Agency/Stakeholder/Interested Party,

On July 2, 2019, the Board of County Commissioners (BOCC) authorized Community Planning & Permitting staff to pursue text amendments to the Short-Term Dwelling Rental and Bed and Breakfast provisions in Article 4-507 of the of the Boulder County Land Use Code ("the Code").

The existing use provisions for Short-Term Dwelling Rentals (STRs) were created in 2008 as part of DC-07-002. These existing provisions need an update considering current development, housing availability, and economic conditions in the county and with an eye towards evolving best planning and land use regulation practices regarding STRs. In addition, staff has heard consistent input from county residents that the existing regulations do not adequately address the impacts of STRs. As a result, Staff proposes the attached Text Amendments for the Bed and Breakfast and Short-Term Dwelling Rental uses. Staff is simultaneously working on licensing regulations for STRs that will work in concert with the proposed text amendments.

Summary of Proposed Changes:

- Clarify the distinction in the Land Use Code among Bed and Breakfast, Short-Term Rental, and Vacation Rental uses:
 - Bed and Breakfast: A principal lodging use where a facility is rented to one or more guest parties at a time, the owner or manager resides on-site during rental periods, and at least one meal per day is served to guests.
 - Vacation Rental: A principal lodging use where a single-family dwelling is not owner-occupied and is rented to one guest party at a time more than 60 nights per year.
 - Short-Term Rental: An accessory residential use where a single-family dwelling is owner-occupied or is rented to one guest party at a time 60 nights or fewer per year.
- Introduce a Short-Term Rental and Vacation Rental licensing program through the adoption of a Licensing Ordinance that coordinates with the proposed Land Use Code text amendments.

Attachments:

- **Attachment A:** Flow Chart Summary of Article 4 Text Amendments
- **Attachment B:** Draft Text Amendments to Article 4 of the Land Use Code (excerpts of existing Code language included)
- **Attachment C:** Draft Short-Term Rental and Vacation Rental Licensing Ordinance

The draft Text Amendments and associated Licensing Ordinance are being referred to agencies and members of the public to garner feedback. Staff will make necessary changes to the drafts before they are recommended for adoption through the public hearing process.

You may also view the proposed draft text amendments and future revisions online at:

<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/>

The docket review process for the proposed Text Amendments to Article 4 of the Land Use Code will include a public hearing before the Boulder County Planning Commission and the Boulder County Board of County Commissioners. Public comment will be taken at both hearings. Confirmation of hearing dates and times will be published online at the link above and in local newspapers.

The review process for the proposed Licensing Ordinance will include a first reading at a public meeting before the Boulder County Board of County Commissioners and a second reading at a public hearing before the Boulder County Board of County Commissioners. Public comment will be taken at the second reading. Confirmation of the public meeting and public hearing dates and times will be published online at the link above and in local newspapers.


The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding these drafts, please contact me at 720-564-2271 or jott@bouldercounty.org.

Please return responses by **September 30, 2020.**

Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed  PRINTED Name Kyle Gruber
Agency or Address 1485 S Boulder Rd Boulder, CO 80303

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

Kyle Gibson

6988 S Boulder Rd.
Boulder, CO 80303
(720)339-6062

5th October 2020

Dear Boulder County Commissioners,

I recently received a short term rental permit for our property. I had gone through an extensively long and expensive process to get this transferable permit. I was told throughout the entire process that the permit would transfer with the property to the new owner upon the sale of the property. This was a huge determining factor in the amount of time and money I had invested in getting this permit. Furthermore, I do feel it is an overstep of the county to decide that in order for a property to be determined as a principal residence it would need to be rented less than 20 days per month. Many residents do travel for work or leisure for more than 20 days per month. Particularly during summer months for young families, professors or seasonal workers and vice versa for perhaps retirees or other seasonal workers. Many people save up their vacation time so they can have an extended time away. This again was not the case when I applied just recently for my permit. I was never expected to rent 20 days or less per month. I do not feel this is a fair way to decide on a property being a principal resident. This is not consistent in other ways residency is determined. Most commonly residency is determined by where you pay your state and federal taxes.

I started the process in August/September of 2019. With my first meeting on 10/28/2019. I was finally able to get a finalized permit in June 2020 but I was also told at that time we could not rent until the COVID 19 restrictions were lifted, understandably. During this time we had never been given notification that the process would be changing. I actually received this notice asking for a response by September 30, 2020 on October 2, 2020 by email.

My life was literally turned upside down during this process of approval and my fate of being allowed to have a short term rental was left in the hands of one person's opinion. The process was not consistent with other permitting reviews for Boulder County or with other areas that have had success with short term rentals in their community.

Having short term rentals, vacation rentals and other options for people not only offers an opportunity to bring community within our community but also

allows businesses to thrive from new visitors, contractors, and families. People come from all over the world to enjoy state of the art dining, hiking, educational resources and so much more. Parents need a place their family can stay comfortably while coming to support their CU student during events and transitions. Other people come to conferences and lengthy events within our community that require a place to stay. People come to community races, festivals and other events. Being diverse in our community extends beyond just long term housing. People need options not only prior to COVID19 but especially during COVID19 for the short term stays in our community. Supporting local businesses is more than just supporting the retail and dining venues in our community. It is supporting the residents as well. I also find great value in staying in Vacation rentals and airbnb's. It allows me to be part of the community and allows me to eat and take care of my body during travel in ways I can not in a hotel.

I am a long time resident of Boulder. My parents, sibling and grandparents are long time residents of Boulder. I want to stay and keep my ties in our community. I also want to broaden my families horizons. By allowing me to offer my place as a short term rental for others to experience our community it is also allowing me the flexibility to visit other areas. My short term rental offers food recommendations, farmers markets, shopping ideas as well as supports cleaners and contractors in our area. The county also receives additional tax revenue.

I urge you to consider allowing short term rentals and allow it with a reasonable process. The city of Boulder has seen success with allowing short term rentals with a simple application and fee. I also urge you to grandfather in or continue allowing the rentals to be transferable with properties like in Hawaii. I urge the county to respect the owners and their guests the ability to rent beyond 20 days per month, I also urge you to respect the owners and guest privacy as you would with a long term rental, owner of a property or anyone else in our community. I don't believe the county should be allowed special rules that allow the county to disrupt the peace and enjoyment or privacy of property that is listed as a short term rental or vacation rental. I urge you to look to areas that have had success with short term rentals and how it has hugely impacted their communities and residents in a positive way. Of course negative situations can be found with short term rentals but negativity can be found with any type of change or rental.

Sincerely,

Kyle Gibson

My name is Bobby Rothschild. 6620 Finley Pl #301 Boulder, CO
My partner and I are in the process of building a home at 689 Sugarloaf Mtn Rd.

I'd like to address the Short-Term Dwelling Rental Licensing Ordinance.

My motivation for speaking today is that I'm moving into the Sugarloaf housing development at a time when the conditions of climate change, drought and high temperatures, are obvious and raging in the fires consuming Colorado. Climate Change is changing the future of fires and so we need your strong ordinance regarding short-term rentals now.

To begin with, *anyone* can accidentally start a fire.

Though they are classified by the EPA as natural disasters, only 10 to 15 percent of wildfires occur on their own in nature. The other 85 to 90 percent result from human causes.

So what can we do? To start, we should be doing everything that experts tell us to do. And that's where the Wildfire Mitigation team informs residents about exactly what we need to do. If it was up to me, every mountain property would be required to pass a Wildfire Mitigation certification as soon as possible.

I want to say that I endorse the extensive reach of the ordinance and I strongly approve of almost all of it in its entirety. I'd like to comment on several sections.

- I want to start by saying that I think that the inclusion of Wildfire Partners Assessment Certification is the most important part of the proposed ordinance. There should be no stone left unturned by a host regarding the wildfire safety on their property.
- The majority of rentals are most likely during the Wildfire season, so I would propose that the committee consider reducing the number of rentable days to the lowest possible number. For example, I would endorse no more than 90 days total per year.
- Short-term rentals are infamous for the paying guests opening the rental house to additional guests. And then there's the hosts who count their office, basement, and the walk-in closet as bedrooms. So the host is also effectively adding guests. An overcrowded house dramatically increases the risks of a wildfire accident. For these reasons, I endorse the Occupancy Limits set at two adults per legal conforming guest room with a maximum of eight.

I'll end by saying that ultimately a short-term rental host has no control over what happens during a rental, nor any control over how many people will actually stay on the property. It troubles me that rental guests come to vacation and thus are in an altogether different state of mind where they're not likely to be vigilant of the risks of fire.

I'll say it again; *anyone* can accidentally start a fire. Thank you.

Attachment D

From: [Cheryl Craig](#)
To: [Rodenburg, Jasmine](#)
Cc: [Ott, Jean](#)
Subject: Re: Input for short-term rental consideration
Date: Tuesday, October 20, 2020 5:10:55 PM

Jasmine-

Thank you for your reply. I believe that if Park County were to adopt these guidelines some, but not all of our problems would be resolved. While 8 guests is a good limitation, I believe some of our bad experiences were with groups that size or smaller.

I took a quick pass through the draft proposal, and a couple of items that I didn't see which might help are:

Minimum age for primary renter? (it's amazing at how noisy a small group of college aged people can get)

Is the local management contact provided to the neighbors? While directly adjacent neighbors are most impacted, from our experience, even neighbors a couple of lots away have heard the problem gatherings (and these are 2 acre plus lots). If the management company's contact is provided to neighbors, I would suggest a larger distribution than just immediate neighbors. Is the management company on call 24 hours a day as some problems occur much later?

I will try to find some time to read through the draft regulations carefully. I just found out about this today, so I'm catching up.

Thanks,
Cheryl

On Tuesday, October 20, 2020, 4:24:26 PM MDT, Rodenburg, Jasmine
<jrodenburg@bouldercounty.org> wrote:

Good Afternoon, Cheryl –

Thank you for submitting your comments for docket DC-19-0005: Proposed Boulder County Text Amendments related to Short-Term Dwelling Rentals and Bed & Breakfast uses. We have added your comment to the public record for consideration by staff, the Boulder County Planning Commission, and the Boulder County Board of County Commissioners.

We appreciate hearing your story and insight. I encourage you to check out the draft regulations at www.boco.org/dc-19-0005. The Licensing Ordinance has a few provisions that might interest you including: an 8 person maximum, a local management contact who must be able to respond to the property in person in one hour to manage issues, information sheets that outline good neighbor guidelines (including noise limitations), and more enforcement mechanisms (active enforcement, fines). In the Text Amendments you will find that we are proposing to limit how people can rent out secondary dwellings (where it is not the owners primary residence).

In our draft we did work to strike a balance. I encourage you to take a look and provide any additional

Attachment D

feedback you might have. We have a Boulder County Planning Commission hearing tomorrow (you can find details on the webpage for how to sign-up to participate) and there will be another public hearing in front of the Board of County Commissioners. So there is more time to provide input.

Our regulations are currently a draft as we have not yet received approval through the public hearing processes.

Please feel free to reach out to me directly with any other questions/comments/concerns! I am one of the principal planners working on this docket.

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department *(formerly Land Use and Transportation)* – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

Staff is focused on fire response and many have been redeployed to other roles. Our response may be delayed. Thank you for your patience

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. ***Thank you for your adaptability and understanding in this extraordinary time!***

From: Cheryl Craig <cacraig10@yahoo.com>

Sent: Tuesday, October 20, 2020 1:31 PM

Attachment D

To: #LandUsePlanner <Planner@bouldercounty.org>

Subject: Input for short-term rental consideration

I want to give you folks some firsthand feedback about our experiences owning a mountain property in Park County with an active VRBO next door. This property has only been a short-term rental for one year, but we have seen it impact our enjoyment of our property tremendously. We want to make sure that our home in Boulder County does not experience the same impact as it is very disruptive.

The Park County VRBO lists up to 10 adults. While the owners try to screen the renters, we have had two very unpleasant experiences and many more nuisance experiences. In the two unpleasant experiences, the groups were carrying on until midnight in one case and 1AM in the second. In the 1AM case, guys were screaming at the top of their lungs (drunk happy we think) at that time. The more numerous nuisance experiences are groups simply enjoying themselves outside. When you have a neighbor, people tend to respect each other's privacy and not every weekend is a "let's enjoy being outside, making lots of noise" experience. When people are on vacation, they tend to be outside more and be more noisy. Also, with a new renter every week, you never know what you are getting. The Park County VRBO owner is trying to make things work, but they are not nearby. We neighbors are the ones who have to "police" it. I would hate to see my Boulder County home experience this same disruption. All that being said, there certainly have been renters where we barely know they are there. I think most of the time these are a single family.

When I vacation, I do enjoy renting a VRBO over a hotel room, so I understand that people would want to be able to do so in Boulder County as well. I simply request that Boulder County help us to maintain the balance between people living 100% of the time in their homes being right next door to a new vacation neighbor every week. Homeowners need to be able to have a way to address when there are nuisance renters and recourse if a rental becomes an ongoing issue. Perhaps a VRBO could undergo an annual renewal with neighbors being given the opportunity to register documented, valid complaints so that the county could see if there were repeated problems with a particular rental?

Thank you for your consideration,

Cheryl Craig

5921 Niwot Rd

Niwot, CO 80503

Remarks to Boulder County Planning Commission
October 21, 2020

R. E. Harris. Mailing address: 2645 Briarwood Drive, Boulder, CO. 80305

I am Dick Harris. I own property at 17663 Highway 7, in Allenspark. My neighbors and I share a private road that bisects my property, and they rent their cabin using worldwide digital advertising with Airbnb. I am well acquainted with the problems caused by short term rentals.

I have attended most of the meetings held by staff as they have drafted the code before you. They demonstrate good knowledge of the impact from short term rentals and have made major improvements compared with the present code.

But there are very serious problems yet to be fixed.

Much of the draft code has to do with safety. I quickly counted 10 items (but note that allowing any fires is a terrible mistake).

The code requires adequate parking but only generally states a requirement for undefined "satisfactory" vehicle access. Why this is the case is mysterious.

Boulder County has Multimodal Transportation Standards that clearly require access roads to be 12 feet wide plus a shoulder. For emergency vehicles a turn-out lane is required every 400 feet. A grade of 12% is the maximum and is important especially in the mountains. These requirements must be explicitly stated in the new code, and compliance verified when a license is awarded.

Why do we need these requirements? We have fires and large emergency vehicles must be able to access the site. Rentals are a particularly dangerous situation as the clients may be unfamiliar with fire precautions necessary in the mountains. Moreover our altitude may cause serious emergency health problems for visitors who want to look at our beautiful scenery but come from lower elevations and may not be in good physical condition.

If a license is issued or renewed County staff must be required to inspect the access roads to ensure that they meet these mandatory Multimodal Transportation Standards.

It is a wonderful improvement to have public reviews of rental licenses, but allowing waivers by Director offers too much leeway. Reasoning and decisions must be in writing, published, and distributed to nearby neighbors and the public. Because many residents live elsewhere, extra time will be required to mail notices to them. At least a month should be required.

As this new code is implemented present licenses must be replaced quickly, especially for safety-related matters. "Grandfathering" old licenses must be absolutely forbidden.

The bottom line is that we don't want to welcome our visitors to dangerous situations either to themselves or to those of us who live here.

Attachment D

From: tyler_alpern@yahoo.com
To: [#LandUsePlanner](#)
Subject: Short term Dweeling rental
Date: Tuesday, October 6, 2020 10:08:32 AM

I received a postcard inviting me to comment on the Lodging Amendments being considered.

Rural residential neighborhoods and not hotel zones. Olde stage Road has had many homes turn themselves into hotels and those residential homes now have blaring headlights from cars coming and going at night and horrible outside unshielded beacons on light destroying the rural dark. The noise from additional cars at night on gravel drives and roads is also an unwelcome intrusion into the dark and quiet of night which brought us out here in the first place.

Please do not allow homes to become hotels in rural boulder county.

Thanks,
Tyler

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#10]
Date: Tuesday, October 6, 2020 8:26:47 AM

Name *	Kevin Criss
Email *	kevin@casacriss.com
Phone Number *	(303) 709-7916
Address *	<input type="checkbox"/> 7427 Park Cir Boulder, CO 80301-3958 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	I am strongly against allowing short-term dwelling rentals in my neighborhood.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#11]
Date: Monday, October 12, 2020 5:33:37 PM

Name *	Cristina Mejia-Lansing
Email *	makime40@hotmail.com
Phone Number *	(303) 956-3480
Address *	<input type="checkbox"/> 623 Sugarloaf Mountain Rd Boulder, CO us, 80302-9234 United States
Is your primary residence in Boulder County, Colorado? *	No
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	United States..... my husband and I own a property near the place, we don't have any problems with bread and breakfast use.... no objection.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#12]
Date: Thursday, October 15, 2020 5:05:44 PM

Name *	Janace Cole
Email *	janace@comcast.net
Phone Number *	(303) 530-1772
Address *	<input type="checkbox"/> 6349 Waxwing Court Niwot, CO 80503 United States
Is your primary residence in Boulder County, Colorado? *	Yes
What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *	I am against short term rentals and Bed and Breakfast rentals in the area where I live. When I moved here several years ago, one of the attractions was that it was only homeowners who lived in the houses --- there were no short term rentals. We know who our neighbors are and what vehicles they drive. I do not want to see strangers moving in and out. And, rentals might increase traffic. They might change the character of the neighborhoods. Thank you.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#13]
Date: Wednesday, October 21, 2020 6:19:07 PM

Name *	Margaret Andrews
Email *	mandrews303@yahoo.com
Phone Number *	(720) 273-1075
Address *	<input type="checkbox"/> 510 Logan Mill Rd Boulder, CO 80302 United States
Is your primary residence in Boulder County, Colorado? *	Yes

What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *

There MUST be tighter controls and regulations over short term rentals. The wide open "regs" are not enforced and cannot be enforced, turning thousands of homes in the county into what equates to a flop house, bringing more and more infection Covid 19 into our county. How many outbreaks will it take to realize this a bad idea? People come into the foothills, have no clue how tinder dry it is and smoke outside, throw cigarette butts and start fires. They rent a room, don't know how to drive steep mountain roads, don't leash their dogs, don't know their dogs, and create traffic issues we never had before. The properties are not zoned nor equipped for excess sewage waste in septic systems and the wells are not adequate (and cannot be MADE adequate) to handle the additional influx of visitors in our mountain foothill communities. If something isn't done to restrict this STR activity, the noise, vibration, traffic, dust, and irritant factors will force me to move out of Boulder County. It's up to you. This is out of hand already and the situation will only be exacerbated under the current plans I've seen to attempt to draw up some level of guidelines for rentals. This doesn't come close to managing the impact it will cause and will only escalate to very serious consequences which will ruin the Boulder foothills way of life. Please, please reconsider tightening these rules and regs. People will still find a way around and abuse the existing laws. It is bothersome and impacts our daily way of life.

Please check box below * ☐ I acknowledge receipt of the Open Records Notification

Attachment D

From: [Wufoo](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Hackett, Richard](#)
Subject: Submit a Public Comment on DC-19-0005 [#14]
Date: Saturday, October 31, 2020 1:41:13 PM

Name * Heather Williams

Email * histratton@mac.com

Phone Number * (303) 530-4282

Address * ☐ 4625 Kirkwood Ct.
Boulder, CO 80301
United States

Is your primary residence in Boulder County, Colorado? * Yes

What are your thoughts and comments on proposed updates to the the Boulder County Land Use Code related to Short-term Dwelling Rentals and Bed and Breakfast uses? *

I am very much against Short-term Dwelling Rentals within suburban/rural residential subdivisions such as mine, which contain quiet, family-oriented homes situated on less than one acre of land. We know our neighbors and the vehicles they drive. I object to the possibility of transient occupants with no accountability to neighboring stakeholders. I believe short-term rentals could increase traffic, parking demand, and noise levels, and would change the character of the neighborhoods. Please consider the needs of the many over the wants of a few as regards Vacation Rentals in residential areas.

Please check box below * ☐ I acknowledge receipt of the Open Records Notification

Attachment D

From: [THOMAS BYRNES](#)
To: [#LandUsePlanner](#)
Subject: VRBO
Date: Thursday, October 22, 2020 12:49:34 PM

Dear Planners,

Our experience with the neighbor's renting has been good, although this operation puts many foreign people into our quiet neighborhood creating more disturbance and noise.

We would most vehemently like to keep the rental homes owner occupied and NOT having the permit running with the house/land(as I understand the permit process now), but with the owner of the property.

Best to the panel,
Thomas Byrnes

Richard E. Harris
2645 Briarwood Drive
Boulder, CO. 80305
rharris@indra.com
(303) 499-1551

Ben Pearlman, County Attorney
Boulder County Courthouse
5th Floor
1325 Pearl Street
Boulder, CO 80302

November 20, 2020

Dear Ben:

As you know Boulder County staff have drafted a new land use code covering short-term rentals. It was approved by the County Planning Commission with some recommended changes on October 21, 2020, and will be considered by the County Commissioners on December 3, 2020.

The draft regulations seem to require that the building being licensed for rental must meet the code that is required if it were being built today. Curiously I have discovered what seems to me to be an important omission from the draft code: there is no mandatory requirement that roads to a rental meet the Multimodal Transportation Standards, as would a new home being built. The only language concerning access to a rental uses the word "satisfactory". The use of such a vaguely defined requirement helps to ensure that it will be ignored by a County staff member, pressed for time, and under pressure from the applicant to issue a license or renewal. I addressed this matter in my testimony to the Planning Commission and have attached my three-minute testimony from October 21, 2020.

I am contacting you directly to make certain that you are aware of this omission. My concern is that the County staff are overworked and may try to optimize code to streamline their workload. The staff have made it clear to me that issues regarding the use of easements to access a rental are considered a legal matter between the private parties involved. The County will not deal with them, even in a first application.

I note that the staff have not referred the draft code to the Transportation Department. This failure implicitly suggests they have no interest in seriously determining how to seriously evaluate "satisfactory". This is especially peculiar

given the County's existing Multimodal Transportation Standards that appear to be overlooked.

I retained the services of a well-known Boulder County land use attorney to review this situation. I can provide you separately with his name if that seems necessary. What follows are his remarks to me on this topic, identified by italics, and included with his permission. He generated these remarks in response to a draft dated August 26, 2020. There have been two subsequent drafts dated October 13, 2020, and November 5, 2020. The last is the one posted on the County's website as I write this letter and is referred to as Ordinance No. 2020-01.

Section 5.A.4 of the proposed ordinance specifically mentions the Standards. It states the requirement that the "County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and on-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code [underlining added by attorney]". To me, this requirement is ambiguous because the Standards themselves (at Section 1.3) state that they only apply in limited circumstances. Section 1.3 of the Standards only applies to private roads that provide access from public right-of-way to property proposed for private development and all other facilities required through the development review process outlined in the Boulder County Land Use Code. It seems to me that ... [your neighbor] is not proposing private development or undergoing development review process. Also, I doubt that the licensing review envisioned by the proposed ordinance constitutes a development review process outlined in the Boulder County Land Use Code. Section 2.2.5 of the Standards states that the County regulates the development, improvement, and use of private accesses, including for vehicular, emergency and other appropriate purposes, through the development review process.

It seems to me that the proposed ordinance should be amended to clarify that for purposes of the short-term rental licensing process, compliance with the Standards will be required as though the Licensed Premises were proposed for private development. In that way or some other way, it should be made clear that the access to the Licensed Premises must comply with the Standard as though the Licensed Premises were proposed for private development. Perhaps that is already the intent of the drafters of the proposed ordinance. If so, getting that clarification should be simple. If that is not the intent of the proposed drafters, I set forth below some arguments or questions to the drafters as to why that should be their intent.

First, if the intent is not to impose the Standards as though the Licensed Premises was proposed new construction, it is pretty unclear just what standard would apply to the access and why the Standards were mentioned at all. This would also be an argument that the drafters did not intend to grandfather older construction in.

Second, the proposed ordinance mentions the intent to promote safety for visitors and county residents in numerous places in the Recitals (see A, B, D, and E). Recital B mentions that adverse impacts to safety are created by short-term rentals. In terms of vehicular safety, it would seem that compliance with the Standards is more important when the access is being used for short-term rentals. The Standards are primarily designed to promote safety and emergency access. Given that short-term renters are by definition not as used to dealing with the particular non-Standard complying road as permanent residents, they are more in need of compliance with the Standards. Also, short term visitors may be more in need of emergency services, such as ambulances and fire trucks that the Standards are designed to facilitate.

Third, while the license application is not proposed development, it does require site-specific review similar to land use reviews for new development and the Standards should apply like they do to such land use reviews.

It should also be made clear that compliance with the Standards (as though new construction) should apply to new licenses and renewal of existing licenses. In terms of safety, it makes no difference whether a tourist visiting for the first time is going to Licensed Premises, newly licensed or just renewed. In general, for a renewal the licensee should still be required to demonstrate compliance with all of the items listed in Section 5, not just prepare an application in accordance with Section 4 (See Section 10B). Perhaps there could be some sort of truncated way to make that demonstration or some presumption that if it satisfied the criteria before, it also satisfies it on renewal but that should not be cast in stone.

Finally, in fairness, the proposed ordinance should provide that if off-site improvements are needed to be made to access on lands of other parties, any required improvements to the roadways on other private owners' lands should be made by the licensee. The licensee should not be able to impose improvement requirements on neighbors, notwithstanding easement agreements providing that the owners of the land need to make required improvements. I say "fairness" because, the licensee is making the money on the short-term rental—given that, the licensee should pay for any required improvements. It would be a travesty that a non-involved neighbor must incur costs for required improvements to have short-termers driving thru his land.

I also have some technical suggested changes. The ordinance should define "Vacation Rentals" and "Short-Term Rental". Yes, there is a general statement in the beginning of Section 1.A. that definitions found in the Boulder County Land Use Code will apply to the Ordinance and Section 1.A.8 defines "Short-Term Rental" by reference to two other terms defined in the Land Use Code, but it can be difficult to find those definitions and those definitions can change over time without intent of changing the Ordinance. Also, I am not

sure that the drafters went back and looked at those definitions to make sure that is how they wanted to define terms for purposes of this Ordinance.

Section 8 gives the licensee a right to appeal to the director and to the courts. The same should be true for affected neighbors. Neighbors should also have the right to present evidence and be entitled to notices of hearings and decisions. Why give the neighbors notice, if they have no right to participate?

As you mention, the proposed ordinance will be publicly discussed. However, I think it might be good if you could arrange to meet with the drafters or staff before the hearing. That might be a better way to hammer out some of the smaller points.

As indicated above I have met via Zoom and phone with several County staff members and attended all or almost all County outreach efforts for Allenpark, some even before the pandemic forced us all to use Zoom-like connections.

Thanks for helping to make certain that the new code will protect the interests of all of our citizens as we attempt to allow the disruptive penetration of world-wide advertising into our County.

Sincerely,



Richard E. Harris

Remarks to Boulder County Planning Commission
October 21, 2020

R. E. Harris. Mailing address: 2645 Briarwood Drive, Boulder, CO. 80305

I am Dick Harris. I own property at 17663 Highway 7, in Allenspark. My neighbors and I share a private road that bisects my property, and they rent their cabin using worldwide digital advertising with Airbnb. I am well acquainted with the problems caused by short term rentals.

I have attended most of the meetings held by staff as they have drafted the code before you. They demonstrate good knowledge of the impact from short term rentals and have made major improvements compared with the present code.

But there are very serious problems yet to be fixed.

Much of the draft code has to do with safety. I quickly counted 10 items (but note that allowing any fires is a terrible mistake).

The code requires adequate parking but only generally states a requirement for undefined “satisfactory” vehicle access. Why this is the case is mysterious.

Boulder County has Multimodal Transportation Standards that clearly require access roads to be 12 feet wide plus a shoulder. For emergency vehicles a turn-out lane is required every 400 feet. A grade of 12% is the maximum and is important especially in the mountains. These requirements must be explicitly stated in the new code, and compliance verified when a license is awarded.

Why do we need these requirements? We have fires and large emergency vehicles must be able to access the site. Rentals are a particularly dangerous situation as the clients may be unfamiliar with fire precautions necessary in the mountains. Moreover our altitude may cause serious emergency health problems for visitors who want to look at our beautiful scenery but come from lower elevations and may not be in good physical condition.

If a license is issued or renewed County staff must be required to inspect the access roads to ensure that they meet these mandatory Multimodal Transportation Standards.

It is a wonderful improvement to have public reviews of rental licenses, but allowing waivers by Director offers too much leeway. Reasoning and decisions must be in writing, published, and distributed to nearby neighbors and the public. Because many residents live elsewhere, extra time will be required to mail notices to them. At least a month should be required.

As this new code is implemented present licenses must be replaced quickly, especially for safety-related matters. “Grandfathering” old licenses must be absolutely forbidden.

The bottom line is that we don’t want to welcome our visitors to dangerous situations either to themselves or to those of us who live here.



Office of the County Attorney

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MEMORANDUM

TO: Board of County Commissioners

FROM: Erica Rogers, Assistant County Attorney; Jasmine Rodenburg, Senior Planner; Jean (Raini) Ott, AICP, CFM, Planner II

DATE: November 05, 2020

RE: Ordinance No. 2020-01: An Ordinance by the Board of County Commissioners for the County of Boulder for the Licensing of Short-Term Dwelling Rentals and Vacation Rentals within the Unincorporated Area of Boulder County.

Dear Commissioners,

On July 2, 2019, the Board of County Commissioners (BOCC) authorized Community Planning & Permitting (CP&P) staff to pursue text amendments to the Short-Term Dwelling Rental and Bed and Breakfast provisions in the Boulder County Land Use Code (the “Code”). Subsequently, in March 2020, the Colorado State Legislature passed bill HB 20-1093 authorizing counties, including Boulder County, to license and regulate short-term rentals. As a result, CP&P Staff are proposing a two-pronged approach to regulate short-term rentals: first, text amendments to the Boulder County Land Use Code and second, a Licensing Ordinance. The text amendments and the Licensing Ordinance will work together to regulate short-term dwelling rentals in Boulder County.

Today we are introducing the second piece: Licensing Ordinance No. 2020-01, attached as Exhibit A. The proposed Licensing Ordinance aims to facilitate safe accommodations, address potential negative impacts to neighbors and the community, and provide more effective enforcement mechanisms for short-term rentals. The Licensing Ordinance addresses application requirements, operating requirements, inspections, appeal processes, and enforcement mechanisms. Staff will provide a more comprehensive overview of the Licensing Ordinance along with the Text Amendments at public hearings on December 3, 2020.

Staff believes that this Licensing Ordinance is both proper under C.R.S. § 30-15-401(1)(s) and necessary to appropriately balance the competing values of housing stock and affordability, a tourism economy, and the health, safety, and welfare of Boulder County Residents. Thus, Staff is presenting the Licensing Ordinance for a first reading pursuant to C.R.S. § 30-15-406.

ORDINANCE NO. 2020-01**AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER FOR THE LICENSING OF SHORT-TERM DWELLING RENTALS AND VACATION RENTALS WITHIN THE UNINCORPORATED AREA OF BOULDER COUNTY****RECITALS**

- A. Boards of County Commissioners are empowered by C.R.S. § 30-15-401(1)(s) to “license and regulate” the short-term rental of residential Dwelling Units and to “fix the fees, terms, and manner for issuing and revoking licenses”; and
- B. The use of residential Dwelling Units as a short-term rental has grown drastically in the past decade; and
- C. The short-term rental of residential Dwellings can benefit communities by offering supplemental income to property owners, supporting the local economy through tourism and agri-tourism, creating local job opportunities, and fostering community between the short-term rental hosts and renters; and
- D. Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including an increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and
- E. Boulder County has received numerous comments expressing concern about how the short-term rental of Dwelling Units might impact housing stock and the residential and rural character of Boulder County; and
- F. Boulder County “prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism serving uses such as short-term rentals. The county evaluates applications for tourism serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character” as outlined in the Boulder County Comprehensive Plan Section 3.06; and
- G. This Ordinance intends to: (1) facilitate safe short-term rental of residential Dwelling Units in a way that balances the benefits and burdens on the local community; (2) preserve existing housing stock and protect housing affordability; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and
- H. Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S §30-15-401(8).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER AS FOLLOWS:**Section 1: Definitions**

- A. The definitions found in the Boulder County Land Use Code will apply to this Ordinance, except the following words, terms, and phrases will have the following meanings:
 - 1. Director: The Director of the Boulder County Community Planning & Permitting Department, or the Director’s designee.

2. License: A Short-Term Rental License or Vacation Rental License issued pursuant to this Ordinance.
3. Licensee: The person or legal entity who is issued the License.
4. Licensed Premises: The parcel or lot on which the Short-Term Rental or Vacation Rental is located.
5. Major Offense: Any violations of this Ordinance that endanger the health, safety, or welfare of the public, as determined by the Director.
6. Minor Offense: Any violations of this Ordinance that are procedural or do not endanger the health, safety, or welfare of the public, as determined by the Director.
7. On-Site: Contiguous parcels or lots under the same ownership and control as the Licensed Premises.
8. Primary Residence: The Dwelling Unit in which a person resides for more than six (6) months out of each calendar year. A Dwelling Unit is presumed to not be a Primary Residence if (1) the entire unit is offered and available for rent for more than twenty days in any month; (2) the person's spouse or domestic partner has a different Primary Residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address. These presumptions are rebuttable, but each must be rebutted by credible evidence from the party claiming that the dwelling is a Primary Residence.
9. Short-Term Rental: Includes Primary Dwelling Short-Term Rentals and Secondary Dwelling Short-Term Rentals, as defined in the Boulder County Land Use Code.
10. Sleeping Room: Any rooms or areas within the Licensed Dwelling Unit that are intended to be used as a sleeping place for guests.
11. Vacation Rental: Defined in the Boulder County Land Use Code.

Section 2: License Required

- A. Local License Required. It is a violation of this Ordinance to operate a Short-Term Rental or Vacation Rental within the unincorporated area of Boulder County, Colorado, or any municipality which consents to the application of this ordinance within its jurisdiction, without a current Short-Term Rental License or Vacation Rental License.
- B. A property which is deed-restricted as affordable housing is not eligible for a License.
- C. Only one License of any type (Short-Term Rental License or Vacation Rental License) may be issued to each person and any legal entities associated with that person, including trusts, corporations, estates, or associations.

Section 3: Licenses

- A. Short-Term Rental License and Vacation Rental License: The Director is authorized to issue a Short-Term Rental License or a Vacation Rental License under the terms and conditions of this Ordinance. Licensees remain subject to all other federal, state, or local law requirements including the Boulder County Land Use Code.

Section 4: Licensing Procedure

A. An application for a License must include:

1. Application Form. Applicant must designate all agents, exhibit all property owner and Local Manager signatures, and have all necessary information completed.
2. Proof of Insurance. Applicant must demonstrate that proposed Licensed Premises is covered by appropriate insurance in the form of a property owner (HO-3) policy, dwelling fire (HO-5), or unit owner's policy (HO-6), which covers a rental exposure, with adequate liability and property insurance limits that must at a minimum insure liability at \$500,000.
3. Proof of Primary Residence, if applicable. The applicant must demonstrate that the Dwelling Unit is the property owner's Primary Residence by presenting a Colorado state-issued driver's license or Colorado state-issued identification card and at least one of the following documents:
 - a. Voter Registration;
 - b. Motor Vehicle Registration;
 - c. Income Tax Return with address listed; or
 - d. Any other legal documentation deemed sufficient by the Director, which is pertinent to establishing the property owner's Primary Residence.
4. Proof of Ownership. Applicant must demonstrate ownership of the Licensed Premises by including a copy of the current deed.
5. Parking Plan. Applicant must demonstrate compliance with the applicable Boulder County Land Use Code and Boulder County Multimodal Transportation Standards for On-site parking.
6. Floor Plan. The floor plan must show locations within the Dwelling Unit of all smoke detectors, fire extinguishers, and carbon monoxide detectors, as well as locations of Sleeping Rooms and egress, as required under Section 5 of this Ordinance and the applicable Building Code.
7. Proof of Land Use Approvals. For Secondary Dwelling Short-Term Rentals and Vacation Rentals, documentation demonstrating that the applicant has obtained the required approvals under the Boulder County Land Use Code.
8. List of Adjacent Owners. Names, physical addresses, mailing addresses, and additional contact information (if known) for owners of all immediately adjacent parcels.
9. Payment. Payment of all applicable License fees.
10. Property Taxes. For Vacation Rentals and Secondary Dwelling Short-Term Rentals, proof that property taxes have been paid to date.
11. Sales Tax License. All Licensees will be required to remit all applicable taxes for the Licensed Premises, including state and local sales and use taxes. Applicant must provide one of the following:
 - a. An individual sales tax license number issued to the Licensee or Local Manager from the State of Colorado Department of Revenue; OR

- b. Proof that the only platforms used to advertise and book the Licensed Premises remit taxes on behalf of the Licensee. Licensees may not advertise or book on web platforms that do not remit taxes on behalf of the Licensee without an individual sales tax license number.
- B. The applicant's failure to timely provide any requested information may be grounds for denial of the application.
- C. The Director may refer the application to additional agencies or departments. On properties over which a Boulder County conservation easement has been granted, the Director will refer the application to the easement holder.
- D. Notice. For Short-Term Rental Licenses for Primary Dwelling Short-Term Rentals, Boulder County will provide notification by U.S. Mail, first-class postage or email to all owners of immediately adjacent parcels when the License is issued by the Director.

Section 5: Licensing Requirements

- A. Before issuing a License, the Director must determine that the applicant has met following requirements:
 - 1. Land Use Approval. The applicant complied with all Boulder County Land Use Code requirements, as applicable.
 - 2. Building Inspection. The Chief Building Official or the Chief Building Official's designee determined the following from an inspection:
 - a. For all Licensed Premises:
 - i. The Dwelling Unit to be rented contains:
 - (1) Operable fire extinguishers in each Sleeping Room and in the kitchen, or an Automatic Residential Fire Sprinkler System.
 - (2) Operable smoke detectors:
 - a. In each Sleeping Room;
 - b. Outside each guest sleeping area in the immediate vicinity of the Sleeping Rooms; and
 - c. On each additional story of the Dwelling Unit including basements and habitable attics.
 - (3) A UL 2075 compliant carbon monoxide detector installed outside of each separate guest sleeping area in the immediate vicinity of the Sleeping Rooms in the Dwelling Unit.
 - ii. The Dwelling Unit is served by water supplies that are in conformance with the regulations and requirements of the Boulder County Public Health Department, Colorado Department of Public Health and Environment, and the Colorado Division of Water Resources.
 - iii. Sleeping Rooms must be legally existing.
 - (1) Sleeping Rooms built prior to 1976 must have code conforming Emergency Escape and Rescue Openings.

- iv. The Dwelling Unit has no observable structural defects;
 - v. Any plumbing, electrical, and heating and cooling systems in the Dwelling Unit are in a good state of repair; and
 - vi. Nothing on the Licensed Premises or in the Dwelling Unit pose a significant risk to the health, safety, or welfare of the occupants or surrounding properties.
- b. For Vacation Rentals:
- i. No unapproved uses, unpermitted uses, or unpermitted work exist on the Licensed Premises.
3. Wildfire Mitigation within Wildfire Zone 1. The Wildfire Mitigation Team or the Wildfire Mitigation Team's designee has verified the following:
- a. For Short-Term Rental Licenses:
 - i. The Wildfire Mitigation Team completed a Wildfire Partners Assessment for the Licensed Premises; and
 - ii. Upon the first renewal, the Licensed Premises is Wildfire Partners Certified.
 - b. For Vacation Rental Licenses:
 - i. The Licensed Premises is Wildfire Partners Certified.
4. Parking and Access. The County Engineer or the County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and On-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code. The County Engineer or the County Engineer's designee has further determined that the applicant has suitably mitigated any traffic hazards associated with the proposed use.
5. Sewage Disposal. The Public Health Director or the Public Health Director's designee has determined that the proposed Licensed Premises has all required on-site wastewater treatment system permits or is otherwise adequately served by public sewer. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.
6. Building Lot. Verification that the Licensed Premises is a legal building lot under the Boulder County Land Use Code.

Section 6: Licensee Operating Standards and Requirements

A. All Licenses:

- 1. Occupancy Limit. Two adults per Sleeping Room with a maximum of eight individuals, or the occupancy limit of the permitted and approved on-site wastewater treatment system, whichever is fewer.
- 2. Guest Information. In the rented Dwelling Unit, the Licensee must provide the following documents to all guests:
 - i. Septic Safety information sheet provided by the county, if applicable;

- ii. Wildlife Safety information sheet provided by the county, if applicable;
 - iii. Wildfire Safety information sheet provided by the county, if applicable;
 - iv. Local Fire restrictions, if applicable, and evacuation routes in the event of a fire or emergency;
 - v. Floor plan posted in a conspicuous location with fire exit routes for the Dwelling Unit;
 - vi. Good Neighbor Guidelines provided by the county;
 - vii. A map clearly delineating guest parking and the Licensed Premises boundaries;
 - viii. Contact information for the Local Manager and Licensee;
 - ix. Trash and recycling schedule and information;
 - x. An indoor radon gas testing report including the indoor radon gas testing results issued by a certified Radon Measurement Provider for the Licensed Premises. Indoor radon gas testing results shall be less than 5 years old and must be performed by a National Radon Proficiency Program (NRPP) or National Radon Safety Board (NRSB) certified Radon Measurement Provider. The Licensed Premises shall be retested for indoor radon gas every 5 years, and the most recent indoor radon gas testing report including the indoor radon gas testing results must be provided to guests.
 - xi. For Vacation Rentals: A HERS Certificate or Energy Audit must be completed for the Dwelling Unit by 2022 and thereafter, a copy must be provided to guests.
3. Outdoor Fires. If permitted under Licensed Premises, Local Fire Protection District, and Homeowner's Association rules, and not prohibited by local or state fire bans, outdoor fires must be limited to fire rings, stoves, grills, or fireplaces provided for that purpose.
 4. Local Manager. Every Licensed Premises must have a local manager available to manage the Licensed Premises during any period when the Licensed Premises are occupied as a Short-Term Rental or Vacation Rental. The manager must be able to respond to a renter or complainant within one (1) hour in person. The manager may be the owner if the owner meets the above criteria. The local manager's name and contact information must be on file with the Director. The Licensee must report any change in the local manager to the Director as soon as practicable.
 5. Signs. The Licensed Premises must comply with the signage requirements in Article 13 of the Boulder County Land Use Code.
 6. Posting of License. The Licensee must provide a copy of the License to immediately adjacent neighbors and post the License in a prominent location outside of the Dwelling Unit for both guests and neighbors to see.
 7. Advertisement. All advertisements and listings of the Licensed Premises must include:
 - i. The local License number;
 - ii. The approved occupancy limit; and
 - iii. The minimum night stay, if applicable.

8. Compliance with anti-discrimination laws. No Licensee may discriminate against any guest or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

Section 7: Inspection

- A. By signing and submitting a License application, the owner of the Short-Term Rental or Vacation Rental certifies that the Licensee has received permission from the property owner to allow inspections as may be required under this Ordinance. The owner authorizes the Director to enter upon and inspect the Licensed Premises. This section will not limit any inspection authorized under other provision of law or regulation. The Director will inspect the Short-Term Rental or Vacation Rental for compliance with the requirements of this Ordinance and any applicable conditions of approval prior to the initial License and at each renewal. The owner further authorizes inspections in response to complaints of violations as further specified in Section 12.

Section 8: Decision and Appeal

- A. Decision. Once the Director has completed a review of the application, the Director must either issue a License or issue a denial letter that specifies the reasons for denial.
- B. Appeal. Within ten days of any decision by the Director, the applicant or the Licensee may provide a written response by submitting a letter to the Director clearly stating its position. In response, the Director may make a final decision, request additional information, or conduct additional investigation prior to issuing a final decision. A final decision is appealable under Colorado Rule of Civil Procedure 106(a)(4). A Licensee may continue to operate during the pendency of an appeal. The Director may grant extensions of deadlines under this Article for good cause shown.

Section 9: Changes to an Issued License

- A. A Licensee must submit any proposal to change an issued License under this Ordinance to the Director. The proposal may be subject to the requirements under Section 4, up to and including re-application.

Section 10: Term of License or Permit; Renewal

- A. Term of License. Short-Term Rental Licenses and Vacation Rental Licenses will be valid for a period of two years (the License Period). A License will expire on the expiration date if the Licensee fails to submit a renewal Application prior to the expiration date of a License.
- B. Renewal of License. Before renewing a License, the Director must determine that the following requirements have been met:
 1. The Licensee has submitted an Application with the requirements listed in Section 4 above, at least 45 days before the expiration of the License. If the Licensee has not met the requirements 45 days before the expiration of the License, the application will be subject to the application fees for a new license.
 2. No violations of this Ordinance exist on the Licensed Premises. Renewal of any License is subject to the laws and regulations effective at the time of renewal, which may be different than the regulations in place when the Director issued the prior License.

Section 11: License Non-Transferrable

- A. No License granted pursuant to this Ordinance is transferable from one person to another or from one location to another. Any change of ownership of the Licensed Premises must be reported to the Director within 30 days of the transfer of ownership.

Section 12: Violations

- A. Each act in violation of this Ordinance is considered a separate offense. Each calendar day that a violation exists may also be considered a separate offense under this Ordinance.
- B. The Director is authorized to suspend or revoke a License and assess administrative penalties for any violation of this Ordinance.
- C. Determination of a Violation:
 - 1. The Director may investigate any complaints of violations of this Ordinance.
 - 2. If the Director discovers a violation of this Ordinance, the Director may charge the violator for the actual cost to the County of any follow-up inspections and testing to determine if the violation has been remedied.
 - 3. When the Director has reasonable cause to believe that a violation of this Ordinance exists on a premises, and that entry onto the premises is necessary to verify the violation, the Director shall make a reasonable effort to contact the Licensee, Property Owner, or Local Manager and request consent to enter and inspect the Licensed Premises. If the Licensee, Property Owner, or Local Manager cannot be contacted or if entry is refused, the Director may impose penalties or revoke the License.
- E. Issuance of Notice of Violation:
 - 1. Determination of Violation. If the Director determines that one or more violations of this Ordinance exists, the Director must provide notice of all the violations to the property owner by U.S. Mail, first-class postage or via email, a minimum of 30 days prior to the Director taking further action to impose penalties or to revoke the License.
 - 2. Stop Renting Order. If the violation involves an immediate threat of health and safety, the Director may, in writing sent to or posted in a conspicuous place on the Licensed Premises, order that all rental activity on the Licensed Premises cease until further notice from the Director. It shall be unlawful for any person to fail to comply with a Stop Renting Order.
 - 3. If violations of this Ordinance have not been resolved, or satisfactory progress towards resolution has not been made within a reasonable timeframe, the Director may impose an administrative fine, task law enforcement personnel with using the Penalty Assessment Procedure described in C.R.S. § 16-2-201 for violations of this Ordinance, or seek injunctive relief.
- F. Penalties for Violations
 - 1. Minor Offenses:
 - i. First Offense during License Period: \$150 fine
 - ii. Second Offense during License Period: \$500 fine
 - iii. Third Offense during License Period: \$1,000 fine and one-year suspension of the License.

2. Major Offenses:

- i. First Offense during License Period: \$750 fine
- ii. Second Offense during License Period: \$1,000 fine and one-year suspension of the License.

G. Appeal of Determination of Violation

1. Hearing Before the Board of County Commissioners. If the Licensee files a written appeal with the Board of County Commissioners of the Director's Determination of Violation, issuance or the amount of a fine, or other penalty for a violation, within 10 days of the imposition of any fine or a written order suspending or revoking a License, the Board will schedule a hearing on the appeal, of which the Licensee will receive reasonable prior notice. The Board, based on the evidence in the record, may reverse or confirm the Director's determination whether a violation occurred. In addition, based on the evidence in the record, the Board may reverse, confirm, or adjust any remedy or penalty imposed by the Director. The Board, in its discretion, may also give the Licensee additional time to correct the violation(s), or may specify other means of correcting the violation(s) at the Licensee's expense. The Board's determination is a final decision appealable under Colorado Rule of Civil Procedure 106(a)(4).

Section 13: Fees as adopted in the Planning Review Fee Schedule**Section 14: Severability/Savings Clause**

- A. If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, only the provision subject to the court decision must be repealed or amended. All other provisions must remain in full force and effect.

Section 15: Effective Date

- A. This Ordinance will be effective 30 days after publication following adoption on the second reading.

ADOPTED ON SECOND AND FINAL READING on _____, 2020.

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF BOULDER, COLORADO

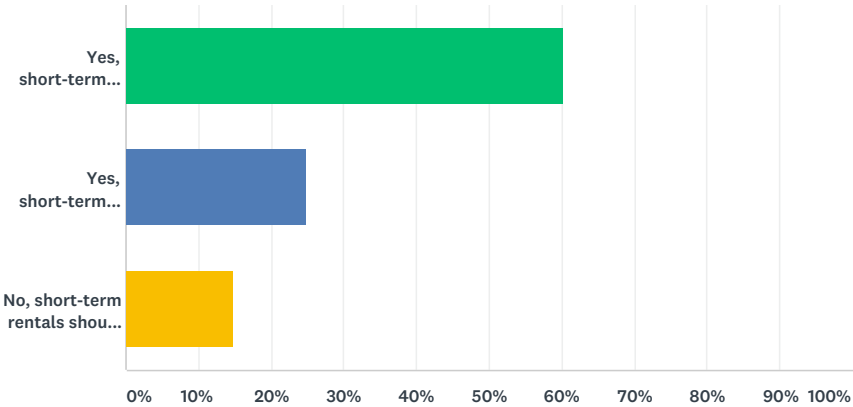
Deb Gardner, Chair

ATTEST:

Clerk to the Board

Q1 Should Boulder County allow short-term rentals in the unincorporated areas of the county? Choose one.

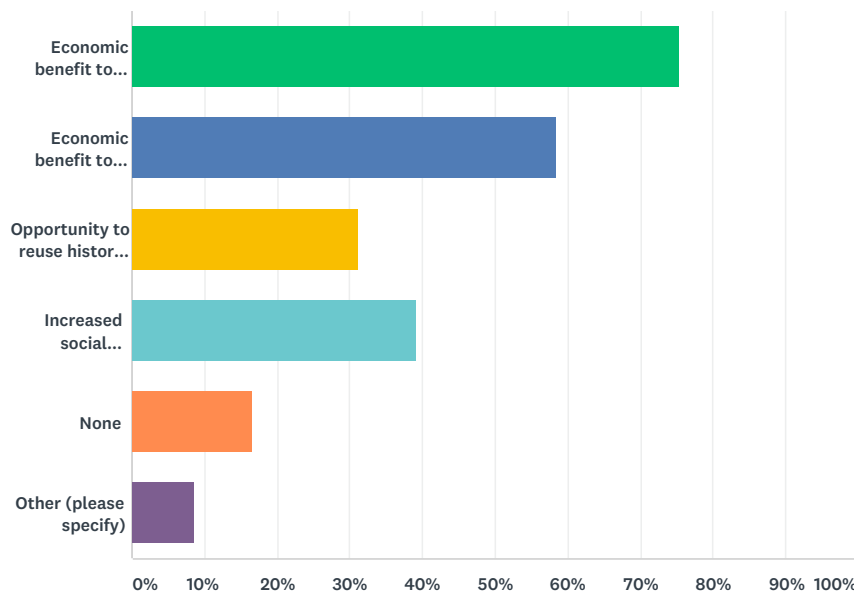
Answered: 1,567 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, short-term rentals should be allowed in unincorporated Boulder County in most areas and with few restrictions	60.18%	943
Yes, short-term rentals should be allowed in unincorporated Boulder County but in limited areas and with strict oversight	24.95%	391
No, short-term rentals should not be allowed in unincorporated Boulder County	14.87%	233
TOTAL		1,567

Q2 What benefits, if any, about short-term rentals should Boulder County's regulations seek to support? Select all that apply.

Answered: 1,567 Skipped: 0



ANSWER CHOICES	RESPONSES
Economic benefit to property owner (e.g., supplemental income stream, increased opportunity for community members to remain in their homes, ability to help with property maintenance, etc.)	75.30% 1,180
Economic benefit to community	58.26% 913
Opportunity to reuse historic structures	31.21% 489
Increased social interaction (e.g., educating visitors about Boulder County)	39.12% 613
None	16.46% 258
Other (please specify)	8.62% 135
Total Respondents: 1,567	

#	OTHER (PLEASE SPECIFY)	DATE
1	Increase interest in Boulder county in general	11/27/2019 2:29 AM
2	Balance economic benefit to property owner and community	11/25/2019 8:38 PM
3	Benefit to onsite property owner first and foremost, and few benefits to investors who do not live in the area and are immune to the impacts of their unmanaged business.	11/25/2019 5:58 PM
4	There is a homeless crisis. More people are vacating the boulder woods & yet we want more short term rentals?	11/24/2019 7:15 PM
5	Bringing tourists who would otherwise not stay in outlying areas because of a lack of decent hotel options.	11/23/2019 8:00 PM
6	Superintendent for the recent road construction estimates approximately 2 million cars pass thru this area (Estes Park to Allenspark)per season. Many of those visitors are here for weddings, family reunions and visiting the National Park . This forms a substantial, if not majority of the economic foundation for this and other areas. The tourist industry has been this economic foundation for over 100 years for lodges, rental cabins, and even personal residences. For example , we ourselves have been involved in vacation rentals since 1990. Brian's family rented extremely rustic cabins since 1932. We understand the need for "reasonable" oversight and regulation to avoid excesses and abuses of property and resources. From a vacation rental viewpoint, excessive regulation from a small handful of people who stand opposed to this historical industry, to the point that property owners cannot maintain such standards will cause a great harm to the above mentioned foundations of our area. This in turn will impa	11/23/2019 5:17 PM

7	Superintendent for the recent road construction estimates approximately 2 million cars pass thru this area (Estes Park to Allenspark) per season. Many of those visitors are here for weddings, family reunions and visiting the National Park. This forms a substantial, if not majority of the economic foundation for this and other areas. The tourist industry has been this economic foundation for over 100 years for lodges, rental cabins, and even personal residences. For example, we ourselves have been involved in vacation rentals since 1990. Brian's family rented extremely rustic cabins since 1932. We understand the need for "reasonable" oversight and regulation to avoid excesses and abuses of property and resources. From a vacation rental viewpoint, excessive regulation from a small handful of people who stand opposed to this historical industry, to the point that property owners cannot maintain such standards will cause a great harm to the above mentioned foundations of our area. This in turn will impact other related businesses ie, restaurants, gift shops, convenience stores, etc. We believe at the very least before a battery of regulations are imposed, there should be a number of community wide planning sessions where input from all of the effective people can take part. There should also be the well established pattern of grandfather clause for properties that have an established track record in this industry to be accepted with the county working with such properties to help them establish property fire and safety standards. We would like Sean Gambrel, Boulder County Planner staff, come visit with us personally.	11/23/2019 5:01 PM
8	Provides a positive experience to visitors about our community that is shared when they return to their respective home. Visitors more regularly add to the communities tax base by using local business facilities, restaurants, shops, and gas stations.	11/23/2019 2:13 PM
9	Homes for special needs - dogs, children, allergic	11/23/2019 7:56 AM
10	Visitors coming with dogs, cats and children.... people with special needs are often better served by home owners	11/23/2019 7:53 AM
11	Lodging that offer visitors to Boulder County unique and exciting options, outside of the standard hotel/motel stays they can find anywhere.	11/23/2019 6:41 AM
12	Preservation of historic use of property to encourage guests and tourists to visit and enjoy our area	11/23/2019 6:01 AM
13	prevent excess visitor burden on neighbors	11/23/2019 4:09 AM
14	Convenience benefit to neighbors. Our place provides an extra bedroom for neighbors' friends and family to use when we aren't there, so they can come to help with births, weddings, funerals, to visit for holidays, etc. and be near their family.	11/23/2019 2:33 AM
15	All of the above, particularly educating visitors to Colorado	11/23/2019 1:51 AM
16	Owner ability to do as they please with their property	11/23/2019 1:18 AM
17	Diversity of visitors. Not everyone can afford \$200 a night	11/23/2019 12:13 AM
18	I would add some restrictions to the 1st choice; with occupancy of owner on site while hosting short term rentals, or at least having a reasonable min. of owner living on site while conducting short term rentals. NOT an absentee owner with short term rentals creating a motel atmosphere in a residential neighborhood.	11/23/2019 12:01 AM
19	Help those needing short term rentals due to employment, education, or transitioning	11/22/2019 7:40 AM
20	There is less social interaction among neighbors when there are short term renters occupying a large number of houses. Please support vibrant neighborhoods by banning short term rentals.	11/22/2019 4:21 AM
21	The right to use property in any way that does not harm others	11/22/2019 1:27 AM
22	If this is going to happen, The money should go to improve infrastructure, especially fire prevention and road grading.	11/21/2019 3:52 PM
23	Opportunity to offer housing to non traditional travelers. Create opportunities for people to not be forced to provide parking if they can demonstrate that majority of visitors will not use private vehicles	11/21/2019 5:31 AM
24	The community of property owners and long term renters	11/21/2019 4:50 AM
25	Creates cleaning jobs for locals so they don't have to leave the area	11/21/2019 12:21 AM
26	Increase availability of accommodations in mountain area, especially for families (more convenient & less expensive than multiple hotel rooms) or small groups (not enough local hotels to accommodate).	11/20/2019 11:08 PM
27	Any chance to increase affordable housing should be prioritized.	11/20/2019 4:12 PM
28	There is limited commercial accommodations in Boulder County, and short term rentals provide additional options.	11/20/2019 3:32 PM
29	Increase affordable housing for younger people in the cities by making the unincorporated County STR friendly.	11/20/2019 2:49 PM
30	The more you allow short-term rentals to move outside of the urban areas, like central Boulder and Longmont, and the more those cities restrict short-term rentals, the better for affordable housing in the urban cores where it is most needed. There is no reason for the County to move lock-step with the cities on this issue. In fact, good reason to do the opposite.	11/20/2019 1:14 PM
31	Improve quality of life by having others spend time in our beautiful mountains	11/20/2019 6:25 AM

32	Property owner's freedom to do what they wish with their property.	11/20/2019 3:21 AM
33	Supporting Boulder County role as one gateway to Rocky Mountain National Park	11/20/2019 3:21 AM
34	only in a designated short term rental districts within city limits that currently have motels	11/20/2019 2:59 AM
35	The county has no business regulating the use of personal property with regard to this subject.	11/20/2019 1:44 AM
36	Support of those visiting our community for varied reasons (eg. parents of CU students, family groups traveling together) who need the residential qualities provided by housing opportunities other than hotels. Many travellers require the opportunity to cook their own meals. Many groups need gathering space for groups of 6-10 that hotels do not provide.	11/20/2019 1:04 AM
37	Recognition of changes in how the economy works and in the market for overnight accommodations.	11/19/2019 11:41 PM
38	Tourism. Giving visitors a way to engage with the community they are visiting	11/19/2019 11:20 PM
39	Benefit Property Managers, their businesses, and efforts to expand the locality as community advocates	11/19/2019 6:10 PM
40	intercultural encounters - learning from each other - intercultural understanding - encourage travelling and connection - creating community	11/19/2019 2:58 AM
41	Increase cultural diversity in the community	11/18/2019 6:38 PM
42	STRs offer increased sales taxes to BoCo, DIA with car rentals and enable owners income flow until can sell their property in down real estate markets as current.	11/18/2019 3:48 PM
43	Economic to consumers and also the ability to stay in "out of the way" beautiful spaces that us city-folk crave. These "remote" and rural areas let us drink in the richness of the Rockies in a way no hotel could ever do.	11/17/2019 3:52 AM
44	All of the above	11/17/2019 1:06 AM
45	Having these entities provides Colorado (and other states) to reap the benefits of both multiculturalism as well as multidisciplinary. People from all over the world and from all back grounds come to this state as both tourists and eventually as residents.	11/17/2019 12:09 AM
46	Many of the airbnb are very affordable allowing those with less income to visit our county and its cities.	11/16/2019 11:13 PM
47	Great for families to enjoy the outdoors. These rentals are really the only way we really can afford this special outdoor time	11/16/2019 7:55 PM
48	Tourism & recreational enjoyment.	11/16/2019 7:50 PM
49	Ability for visitors to stay in cabins or homes instead of bringing in more hotels	11/16/2019 7:43 PM
50	Bring flatlanders to the mountains!	11/16/2019 7:07 PM
51	Allows owners the financial ability to keep their properties properly maintained and improved.	11/16/2019 2:47 PM
52	Allows families and other groups to have more meaningful (and affordable) gatherings than in hotels / motels.	11/14/2019 9:03 PM
53	Huge emphasis on checked box above! I was able to purchase a new roof for my property, get a new water softening system, and repair more damage lingering from the 2013 flood!	11/13/2019 12:54 AM
54	To provide lodging for families to spend time together and experience the wonderful mountains and Rocky Mountain National Park	11/11/2019 10:20 PM
55	Economic benefit to tourists which in turn brings benefit to the community.	11/11/2019 8:22 PM
56	tourism.... I host all,ost 100% of out of state guests and I am a tremendous source of income and new revenue for our town	11/11/2019 7:13 PM
57	Turns neighbor against neighbor!	11/11/2019 2:34 PM
58	Keeping houses maintained instead of abandoned in down sales market	11/10/2019 7:56 PM
59	Increased funds to state and county coffers, with proper tax requirements.	11/8/2019 2:06 PM
60	re: economic benefit to community - all my services are performed by local people, snow plow, cleaning, handyman and other services benefits residents and gives them job opportunities to stay and work locally	11/8/2019 12:40 AM
61	Short term rentals also enrich a community with more diversity & the economic benefit to service & maintenance people is huge.	11/7/2019 2:59 PM
62	Economic benefits for owners renting a room in their home if fine, but absentee landlords and party houses are not acceptable.	11/6/2019 4:29 PM
63	Keeping the house occupied to ensure it stays safe and habitable	11/6/2019 1:19 AM
64	I	11/6/2019 1:09 AM
65	It's much more enjoyable of an experience to stay in a VRBO or the like rather than a hotel anywhere in the country.	11/5/2019 3:09 PM

66	Homeowners who need to increase income with short term rental in the home in which they live seems reasonable. People with additional rental property should only be allowed to rent that long term - to help ensure affordability and availability. Short term rental in investment property is a bad idea on so many levels.	11/5/2019 2:11 AM
67	there should not be any regulations at this time	11/4/2019 8:13 PM
68	The City of Boulder did a pretty good job of creating rules for property owners regarding short term rentals. Some municipalities across the nation also created sensible rules and others did not. Hopefully Boulder County will create rules that make sense too. I would like to participate in the process and be completely informed about what is going on. It will be a more diverse situation than Boulder proper. You have the mountain areas, like Allenspark that have been doing short term rentals forever.. Then you have farms, rural subdivisions and a host of different situations. Hopefully any new regulations will accomodate the complexity of possibilities. Please let me know how I can be a part of this process.	11/4/2019 7:51 PM
69	The use of historic structures but only on a limited basis and with strict oversight is the ONLY exception I would find acceptable, and the reason is to help pay for the renovations that are needed in truly historic structures, meaning homes that have real significance.	11/4/2019 7:14 PM
70	Tax revenue to support affordable housing (since short-term rentals put upward pressure on housing prices)	11/4/2019 6:14 PM
71	You do not want to let this into your neighborhood. Increased crime. Unidentified people going in and out of your neighbors homes at all hours of the day and night. Renters trying to get into your house because they have come to the wrong home. Criminals case neighborhoods where there are a lot of Airbnb and VRBO properties. Homes should not be businesses.	11/4/2019 5:07 PM
72	Encourages residents to improve their homes, thereby reducing blight and fire danger.	11/4/2019 3:49 PM
73	allows retirees to keep their homes as part of their retirement income and continue to personally use the home for their own use.	11/4/2019 3:44 PM
74	For rentals in the western part of the county, this could be an environmental win, allowing visitors an immersion in the natural world without having to drive back and forth from the plains.	11/4/2019 3:34 PM
75	Government should stay out of it completely!	11/4/2019 3:26 PM
76	Increase availability of rentals in smaller communities for visitors.	11/4/2019 3:12 PM
77	Providing tourist and family visiting lodging options that is beyond large corporate hotel chains.	11/4/2019 2:50 PM
78	health and safety of guests and property owners	11/4/2019 2:35 PM
79	Cost efficient access to temporary housing, specifically for short-term learning and tourism experiences.	11/4/2019 2:21 PM
80	Allow people that can not afford hotels in the area to visit Boulder County	11/4/2019 2:18 PM
81	Government needs to keep their wishes out of our interest	11/4/2019 12:44 PM
82	short term rentals should not be supported	11/4/2019 11:26 AM
83	Use of public resources. i.e. improve national forest recreational opps, improve mobility density for non-personal auto, etc.	11/3/2019 6:06 PM
84	Freedom for property owners to use thier property as they see fit.	11/3/2019 5:45 PM
85	Taxes?	11/3/2019 5:06 PM
86	Decrease the need for unneeded building, ie of hotels	11/3/2019 4:45 AM
87	Tax to support afford housing development and rental vouchers to offset SRO negative impacts on rent increases	11/2/2019 9:55 PM
88	Airbnb needs to be highly regulated. Rental properties should be able to offer short-term rentals.	11/2/2019 7:28 PM
89	Appreciation of rural beauty	11/2/2019 6:01 PM
90	Helping community members between homes	11/2/2019 4:53 PM
91	should not profit from use of a neighboring property, example - excessive number of parked vehicles	11/2/2019 2:49 PM
92	Affordadle suitable accommodation for visitors to the area, hotels can be sold out and over priced	11/2/2019 11:20 AM
93	Competition for overpriced hotels	11/2/2019 5:06 AM
94	Crime	11/2/2019 1:02 AM
95	Allow more access to privately held properties	11/1/2019 10:41 PM
96	Let the property owners do as they see fit. Minimal interference from government. If there is not sufficient demand, property owners will go in another direction. s will	11/1/2019 10:23 PM
97	Economic benefit to a diverse group of visitors through available local rentals.	11/1/2019 9:13 PM

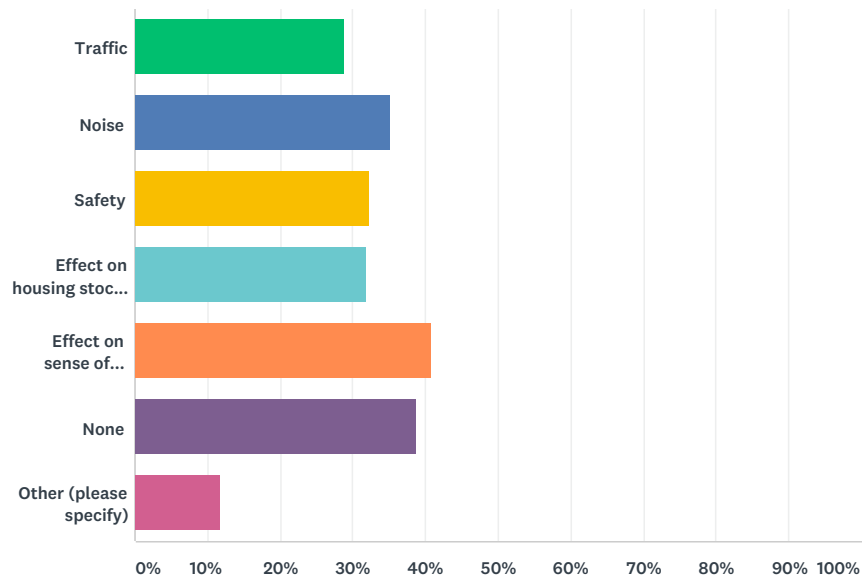
98	The regulations should reflect that there is both benefit (through tourism) and harm (through increased home prices et al) to the communities. As such, short term rentals should be allowed but taxed accordingly. Extra rooms in occupied homes should pay minimal taxes whereas investment properties should pay significantly higher taxes.	11/1/2019 4:15 PM
99	1) Having someone in the house while the owners are away. 2) Having temporary companionship for someone who is ill or disabled. 3) Providing housing for people who are in the area because of temporary job assignments.	11/1/2019 3:51 AM
100	Alternative to commercial lodging (hotels) for seasonal accommodations	10/31/2019 11:22 PM
101	opportunity to verify minimum life safety details in existing housing stock. Fees for permits should be imposed to cover costs of providing the service by qualified personnel.	10/31/2019 10:14 PM
102	Continuity of regulations. To allow then suddenly not allow is very disruptive for any small business.	10/31/2019 3:33 PM
103	Boulder County should not seek more regulations	10/31/2019 3:30 PM
104	Tourist Visiting, Cultural Exchange	10/31/2019 12:42 PM
105	Reduction in development of hotels in the area!	10/31/2019 12:38 PM
106	Freedom to monetize one's properties as they choose.	10/31/2019 3:38 AM
107	Confusing question	10/31/2019 2:07 AM
108	Allow visitors to avoid big hotels and the social coldness that frequently accompanys staying there.	10/31/2019 1:57 AM
109	Would provide flexible non-hotel accommodation for visitors to individuals with limited space eg at thanksgiving	10/31/2019 12:48 AM
110	All of the above and most importantly property ownership rights.	10/30/2019 11:57 PM
111	Boulder County should seek to exempt itself from regulating short term rentals all together.	10/30/2019 11:14 PM
112	my job supporting guests.	10/30/2019 11:07 PM
113	Jobs for local cleaners,property managers, maint techs, etc.	10/30/2019 10:32 PM
114	Provide less-expensive options for visitors.	10/30/2019 9:33 PM
115	Freedom to use my property as I wish	10/30/2019 9:05 PM
116	This takes away from the needy that need long term residence.	10/30/2019 8:25 PM
117	A building that is being used is better than just sitting empty	10/30/2019 8:19 PM
118	Ensuring properties are up to code and safe for occupation	10/30/2019 7:58 PM
119	Tourism Promotion	10/30/2019 7:45 PM
120	Without STRentals, there simply is not enough lodging available in Estes for the 4.5+ million visitors coming to RMNPark. STRentals preserve the small town feel of Allenspark by meeting those short term stay needs without bringing in larger corporate interests. STRental income benefits those on fixed/limited income who are often dealing with decreased physical ability to work as we age. By supporting people in making the best of their circumstance, they are not forced to rely on public assistance unneccesarily which benefits the larger community as a whole.	10/30/2019 7:42 PM
121	Additional year around lodging opportunities for vistors who want an intimate 4 season experience in the Mountains	10/30/2019 6:47 PM
122	Safety of the rental.	10/30/2019 6:31 PM
123	Clarity about hazards and stewardship in mountain communities	10/30/2019 6:25 PM
124	Provide alternative to hotels to support tourism in Boulder County	10/30/2019 6:22 PM
125	support agritourism	10/30/2019 6:19 PM
126	Regulations should support the rights of individuals to own real property. Actual nuisance to neighboring properties should be minimally restricted.	10/30/2019 6:19 PM
127	The county is not in a position to take on enforcement of more regulation. Work on doing a better job with the current codes	10/30/2019 6:13 PM
128	Supports small business, local economy, and individuals trying to provide for their families.	10/30/2019 6:04 PM
129	Spread the word about our wonderful communities and let visitors take part in the joy of being here.	10/29/2019 9:52 PM
130	It is essential that the costs of regulating short term rentals be recouped by the County by taxes or fees. It is not appropriate for homeowners to benefit at the taxpayers and their neighbors' expense.	10/29/2019 7:00 PM
131	STR should not be allowed in Boulder County Subdivisions. STR's, ABAB's or any other type of rental will detract from the community, reduce property values, increase road wear (Boulder County should have chip sealed our roads years ago.) unregistered use of subdivision facilities. As this action actually becomes a business, do taxes have to be collected like one would have to pay in a hotel? Then they should not be allowed at all.	10/29/2019 4:29 PM
132	Harmony in communities	10/29/2019 4:28 PM

133	Right of use	10/29/2019 3:29 PM
134	Ability for seasonal residents and those moving into the county or shifting homes to find short-term "home" accommodation	10/29/2019 2:19 PM
135	Economic benefit, but must be tempered with the safety and neighbor impact	10/29/2019 2:14 PM

Attachment D

Q3 What are your greatest concerns, if any, about short-term rentals in unincorporated Boulder County? Select all that apply.

Answered: 1,567 Skipped: 0



ANSWER CHOICES	RESPONSES	
Traffic	28.78%	451
Noise	35.23%	552
Safety	32.29%	506
Effect on housing stock and housing costs	31.78%	498
Effect on sense of community/neighborhood character	40.71%	638
None	38.74%	607
Other (please specify)	11.74%	184
Total Respondents: 1,567		

#	OTHER (PLEASE SPECIFY)	DATE
1	1) air quality 2) water use 3) Boulder city sprawl 4) light pollution	12/4/2019 6:38 PM
2	Increased fire danger from people who don't live here	12/4/2019 5:27 PM
3	Fire	11/23/2019 11:40 PM
4	Large companies buying and renting multiple units without caring for them or monitoring their guests. Homeowners who do short term rentals on their single property or on one property as an investment will care for a property and monitor its use.	11/23/2019 8:00 PM
5	Since 1932 our families and neighbors have not experienced negatives on vacation rental, but has been a way of economic growth and survival.	11/23/2019 5:17 PM
6	Since 1932 our families and neighbors have not experienced negatives on vacation rental, but has been a way of economic growth and survival.	11/23/2019 5:01 PM
7	If "concerns" = danger, I have no concerns. These platforms are designed for people to take care of property and to be respectful. Those who do neither are very quickly weeded out of the system.	11/23/2019 4:48 PM
8	Effect on existing neighborhoods with transient population	11/23/2019 4:41 PM
9	Drug use and forest fires	11/23/2019 7:56 AM
10	I don't know if I know exactly what areas are considered "unincorporated" but in outer areas I would be worried about smoking and drug use and forest fires by drugged visitors. A risk	11/23/2019 7:53 AM

11	I have no concerns about someone renting out their property every now and then, as long as they are the primary occupants. I DO have concerns about properties that are used solely as short-term rental properties, as residential areas are not typically zoned for hotels. I wonder if that could be part of the regulations - that a property can only be rented for 45 nights/year or less, or that the owner must be the primary occupant, etc.? I would love for that to be part of the conversation.	11/23/2019 6:28 AM
12	I am concerned about government regulations which would limit my freedom to use and profit from my own property.	11/23/2019 6:01 AM
13	Our short term rental cabin enhances the local community as it caters to single family vacations	11/23/2019 4:55 AM
14	The hotel industry pushing Airbnb out.	11/23/2019 3:25 AM
15	Security of the neighborhood is diminished with an influx of people who are unknown quantities.	11/22/2019 11:52 PM
16	This does nothing to support community. This is only a money-making scheme that diverts County resources and is a nuisance and public safety issue for our communities.	11/22/2019 11:45 PM
17	Unlike hotels, where there are quiet hours and a 24-hour staff to immediately address problem behaviors, short-term rentals where the owner is not present in the home have been used as party houses where visitors sometimes create noisy disturbances late in the night.	11/22/2019 8:43 PM
18	Fire danger, accessibility for emergency vehicles, open outdoor fire pit, wood burning. Already caused one fire of hillside	11/22/2019 4:56 PM
19	Fire	11/22/2019 12:27 PM
20	The BC Sheriffs officer harassing those trying to transition from homelessness into a dwelling	11/22/2019 7:40 AM
21	You want people invested in the community not people passing through. Start with one, than two, three etc ...no longer a neighborhood.	11/22/2019 3:54 AM
22	loss of housing opportunities to people who desire to LIVE HERE and add to the LONG TERM support in development of a community of families, friends and neighbors.	11/22/2019 12:53 AM
23	STR that are not owner occupied are a strain on the neighborhood and neighbors as those are the folks most negatively impacted by noise (parties), camp fires, higher volume traffic coming and going at all hours, and an influx of people that are unfamiliar how to live in the mountains and with the animals we have here (most dangerous being moose and bear)	11/22/2019 12:24 AM
24	deterioration of sense of community, personal connections and families	11/22/2019 12:20 AM
25	Wildfire danger caused by visitors that are unaware of extreme risks that sometimes exist in this area	11/21/2019 10:35 PM
26	Infrastructure. Boulder county zoning and code enforcement is maxed out as is. Who is going to oversee and enforce new regulations? Zoning already turns a blind eye to violations as is, this is just going to overload an already stressed system.	11/21/2019 9:32 PM
27	Wildlife and fire concerns	11/21/2019 8:26 PM
28	Especially fire risk (campfires, bonfires, smoking, non-compliance with fire bans, not understanding the true depth of fire risk in BOCO mountains	11/21/2019 8:26 PM
29	fire safety in particular--guests no more likely to be thieves than anybody else	11/21/2019 7:54 PM
30	fire danger	11/21/2019 7:40 PM
31	County enforcement is nearly non-existent, placing an unfair burden on the neighbors to do the heavy lifting of notifying land use, calling the cops (who do not have the resources to respond in rural areas like ours), and collecting evidence of wrong doing. Two neighboring properties broke almost all the existing short-term rules--not pulling permits as required, housing people in sheds (no bathrooms) and in pool houses, exceeding occupancy limits, exceeding allowable numbers of nights, relisting the property repeatedly to avoid getting caught, showing my property on the Air-b-n-b map as the short-term rental location, short-term renters having campfires during fire bans, short-term renters smoking outside during fire bans with no awareness of the fire danger in a forestry zone, short-term renters walking across our properties (in the mountains property boundaries are not always fenced or obvious, so simply saying "stay on the airbnb property" does not work), short-term renters driving across our properties, short term renters blocking our driveways, short-term renters having parties, long-term renters subleasing to other renters who then airbnb the property so that there is zero accountability, etc.	11/21/2019 4:54 PM
32	Fire Risk! Visitors smoke and do not pay attention to putting out their cigarettes. Same for BBQ's. Are roads are dirt, and dust in a major problem.	11/21/2019 3:52 PM
33	1) governmental over-reach into property rights. 2) introduction and enforcement of new ordinances which overlap with already present (but unenforced) regs. e.g. trash, parking, noise. Utilize existing regs already in place instead of intruding new ones	11/21/2019 1:49 PM
34	Those dwellings could be rented to local residents who need housing	11/21/2019 1:33 PM
35	Not thinking through ability of visitors and residents to be close to their ultimate destination and have option to travel other than by SOV	11/21/2019 5:31 AM
36	"Safety" particularly is sense of increased wildfire risk in foothills,	11/21/2019 3:19 AM

37	Trespassing. We've had hunters who were renting air bnb's trespass on our land multiple years in a row. We also get people hiking from air bnb's trespassing on our land.	11/21/2019 12:13 AM
38	not just for STR's but all new people to the area-they need to understand fire hazards and emergency routes/procedures out in case of fire.	11/20/2019 11:44 PM
39	Most important would be lack of education about or compliance with eliminating wildfire risk, including smoking, grilling, fire pits, bonfires, etc. Even if you have rules and info posted, you can't trust visitors to comply or understand the enormous risks.	11/20/2019 11:08 PM
40	Increased water usage from people who don't understand our dry climate, greater chance of wildfire people who are unaware of how dry our area is, road degradation due to increased use and people driving too fast, depletion of ground water supply, excessive noise in a very quiet neighborhood.	11/20/2019 11:06 PM
41	fire danger by (often) drunk renters who are NOT apart of the community. Just 'want to experience living in the mountains'.	11/20/2019 10:30 PM
42	Fire, firearms, etc - many of these folks do not understand what it means to me in the mountains and the interface with wild lands. Endangering wildlife and putting undo burdens on emergency services.	11/20/2019 5:09 PM
43	I have lived in Boulder County for 40 years, 27 in town and 13 in the unincorporated County - both mountains and plains. To significantly impair the market in the County with over-regulation like this I would expect to see a solid, statistically-significant, long-term (3 years at least) impact study made public that shows these rentals have broad negative effects across the County - not just the same level of complaint that comes with long-term rentals as well.	11/20/2019 1:14 PM
44	Environmental effects	11/20/2019 5:06 AM
45	Many people own houses in Boulder County as second homes rather than primary residences. Using those as short term rentals will not affect availability of housing but will bring more people to the area and to smaller communities.	11/20/2019 4:05 AM
46	Noise and safety violations are already regulated, as far as I understand.	11/20/2019 3:21 AM
47	safety of wildlife in mountain rural areas, impacts on fire danger in rural mountain communities. Tourists do not know how to behave around moose, bears, cougars and bobcats. These animals will be targeted for death if complaints are made by ignorant tourists who are almost always the root cause of the bad interaction. Tourists do not understand or abide by fire regulations to avoid wildfires in our mountain communities.	11/20/2019 2:59 AM
48	Should only be allowed if owner is onsite	11/20/2019 12:32 AM
49	Overuse of septic systems and wells	11/20/2019 12:17 AM
50	Increased use of and degradation of wild lands by tourists.	11/19/2019 11:43 PM
51	The Sheriff's Department is already unable to ensure safety of residents in unincorporated Boulder County due to underfunding and lack of adequate staffing. ..Even though we pay heavy property taxes. Unregulated, uncontrolled short-term rentals bring people from across the country who don't necessarily respect the safety and rights of local residents. I belief risk of wildfire, unsafe recreational shooting, poaching of tree's and wildlife increases. There is also an enormous lack of knowledge on enjoying the national forest and recreational areas safely. Of course we also have to pick up trash along the roads and in the forest every year. The forest service is also not funded or staffed adequately to promote safe enjoyment. Other property owners have to put up with trespassing and property damage	11/19/2019 11:21 PM
52	Guests trespassing on private land, damage to wildlife, littering, recreational sports shooting of guns that threaten safety of people, pets, and wildlife. Increase in wildlife poaching, poaching animals and trees on privately owned properties, increased risk of wildfires.	11/19/2019 11:05 PM
53	We have far too little housing for young families, single moms, older people and people with disabilities. Make sure they can stay in Boulder instead	11/19/2019 10:32 PM
54	Fire concerns from renters who are not familiar with Mountain Living	11/19/2019 10:22 PM
55	Effect of wildlife in mountain areas	11/19/2019 10:19 PM
56	As long as Property Managers maintain noise and trash through systems and processes...there is no effect.	11/19/2019 6:10 PM
57	Rules & regulations will prevent property owners from income crucial to owning & maintaining the property.	11/19/2019 10:07 AM
58	Many owners participating in STRs without complying with the STR application, land use safety rules, septic concerns which affects ground water if problems, and not paying their STR taxes.	11/18/2019 3:48 PM
59	I	11/17/2019 10:22 PM
60	Fire risk. People not from the Colorado mountains often fail to understand the fire risk and therefore toss cigarettes on ground, use open fire pits, etc.	11/17/2019 4:19 PM
61	Where we stayed, there are a limited number of cabins. The traffic is no different than if each cabin had a permanent resident. The cabin had regulations for noise and safety.	11/17/2019 3:52 AM

62	With regard to my checkmarks, we rent a house each year to enjoy a long weekend gathering with friends. The rental company has very strict guidelines in place about parking, noise, and neighborhood awareness.	11/16/2019 7:50 PM
63	Government control on private property	11/16/2019 7:21 PM
64	Respect for nature and animals	11/16/2019 5:07 PM
65	Random people in and out of my neighborhood	11/16/2019 4:13 PM
66	In some areas, there is a need for longer term rentals which are being displaced by using same structures as short term rentals. This would apply more to entire homes than renting out a room. The effect can be to raise rental rates for those that remain, and to lessen a sense of community by temporary stays.	11/16/2019 1:55 PM
67	There are regulations regarding noise, traffic and safety that can address these issues. Land use does not need to double regulate these. Enforcing the regulations helps to maintain community continuity.	11/16/2019 2:44 AM
68	If anything, the house next to us that short term rents brings really great smiling faces to the community	11/15/2019 2:59 PM
69	Lopsided competition with bonafide rental businesses, puts neighbors in bad position with each other when these rentals go bad	11/14/2019 10:18 PM
70	If large investors, buying multiple houses are allowed to flood the market, that could be a problem.	11/14/2019 9:03 PM
71	Short term rentals are ubiquitous throughout the US, and Boulder County. Please do not limit them unless they become an issue for a significant portion of a given community (Ned).	11/14/2019 1:23 AM
72	I understand the concern and need for regulation in the city by all means, but not in the county. ESPECIALLY in more rural areas or where the homes are spaced apart	11/13/2019 12:54 AM
73	Only thing I'm concerned about are irresponsible hosts, but here in Boulder County, if you look at ratings and reviews, we have GREAT hosts who truly care!	11/12/2019 11:49 PM
74	scam rentals	11/12/2019 8:29 PM
75	Boulder is already filled with traffic from an economic boom and noise from the college in-which both result in an impact on the housing stock/costs. I do not believe STR should be restricted as the potential 'issues' they are associated with are already quite apparent.	11/11/2019 9:00 PM
76	New construction with intent to rent short term	11/11/2019 6:15 PM
77	the same problems that have appeared in other cities with a lot of STR: that housing is used for the economic gain of a few, to the detriment of the local residents.	11/10/2019 8:12 PM
78	Impacts to adjoining neighbors	11/10/2019 3:50 PM
79	Increase risk of wildfire. Excessive use of water.	11/10/2019 12:28 PM
80	fire danger	11/8/2019 5:17 PM
81	Lack of understanding of short-term renters about requirements of area living. (I.E. feeding bears and other wildlife in our area. Poor handling of trash, food in cars, etc.)	11/8/2019 2:06 PM
82	Trespass issues. Parties (which are supposedly not allowed). Aggressive behavior. Because STR people are only here for a short time they ignore rules and there are no repercussions.	11/7/2019 10:02 PM
83	Maintaining the rights of property owners in balance local control (HOAs), ability of the county to afford and perform enforcement.	11/7/2019 4:10 PM
84	Disruptive of community-building, neighbor association, creates instability, leads to unknown people/strangers in neighborhood.	11/7/2019 1:07 AM
85	You are being discriminatory when you suggest STR will effect community / neighborhood character. Why ?	11/7/2019 12:04 AM
86	lack of ability to enforce regulations	11/6/2019 11:41 PM
87	Damage to property with "party houses"/noise complaints.	11/6/2019 10:44 PM
88	commercial use in residential zone	11/6/2019 4:29 PM
89	Public health	11/6/2019 4:22 AM
90	renters will get pushed out of their homes so that homeowners can make more money on short term rentals. Local businesses will lose out on employees because locals will not be able to afford to live in the community anymore; this has happened repeatedly in other places where short term rentals have been left unregulated.	11/5/2019 11:18 PM
91	Rural areas should be left alone.	11/5/2019 10:05 PM
92	Shared water well and dogs allowed - noisy	11/5/2019 9:23 PM
93	Party/drug houses/meth operations/	11/5/2019 4:16 PM
94	Owners of VRBO-type properties need to be cognizant of their neighbors and ensure their guests are respectful and leave the surrounding environment as it was.	11/5/2019 3:09 PM

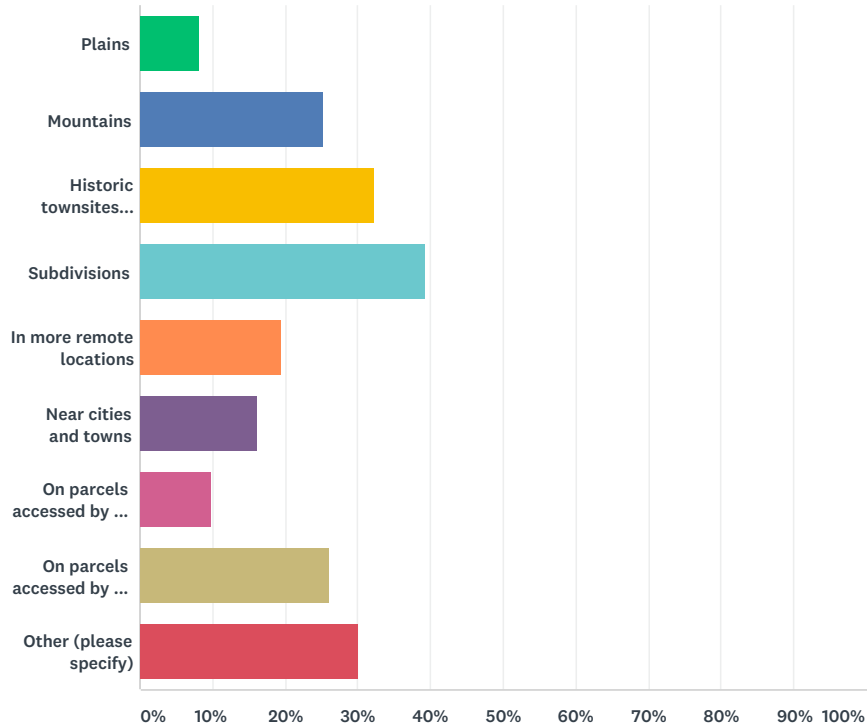
95	All of the above. Plus, it should be limited to home where the owner lives and not 2nd homes or rental properties ever. All rental properties should be long term rental only. Strictly enforced.	11/5/2019 2:11 AM
96	Fire safety in wildland urban interface - foothills	11/5/2019 12:58 AM
97	Where I live, fire danger is a MAJOR concern. Short term visitors are simply not aware nor educated about the extreme danger fires create for us in the foothills. One cigarette butt, one neglected grill or one fire cracker gone astray can create disaster for us up here.	11/5/2019 12:33 AM
98	Airbnb does not adequately prevent or address scams.	11/4/2019 11:33 PM
99	that the county will interfere with a blunt instrument and have many unintended consequences. If the county wanted to involve itself in housing costs, it would allow urban development, but that's not its role in the comp plan -- and neither should this be.	11/4/2019 8:13 PM
100	I'm concerned that it'll be a one size fits all kind of decision making process. I'm concerned that it won't really be a fair process. I'm concerned that the public won't be listened to and this process will be a sham. For example, your selection above tremendously limits the public's ability to give you clear and valuable feedback. There re geographic locations in Boulder County where short term rentals could be a problem for traffic, noise, safety, housing stock and possibly community/neighborhood character but there are many other locations where STR's would work fine. I'd like to see the complexity and variety of locations addressed too. STR's have been nationally controversial. Boulder County has a chance to make intelligent rules and it's about time. For example, the City of Boulder charges a tax, Boulder County does not. Why not?	11/4/2019 7:51 PM
101	Concerned about all of the above, in addition that the property does not follow the same tax assessment as hotels and other businesses, though STR are a revenue making entity.	11/4/2019 7:39 PM
102	Bringing a stream of strangers into the neighborhood, lack of usual renter background checks and screening, parties,	11/4/2019 7:14 PM
103	Increase fire danger from unknowing/uneducated guests.	11/4/2019 7:09 PM
104	Crime	11/4/2019 5:48 PM
105	I no longer live in a neighborhood. I live in a business district.	11/4/2019 5:07 PM
106	Based on first hand experience of an AirBnb across the street from my home in Boulder city limits.	11/4/2019 4:56 PM
107	Boulder County is quite large and has a wide variety of communities. More populated areas of the county may experience increased traffic due to increased short-term rental, while less populated areas would not. I believe STRs in most areas of Boulder County would not significantly increase or impact noise, safety, traffic, housing stock/costs, or character.	11/4/2019 3:49 PM
108	My concern is that people already to this and their ability to live in this ungodly expensive county depends on it, and that you will regulate them out of their homes.	11/4/2019 3:44 PM
109	homes that are sort term rentals have LESS of an effect on infrastructure as they are not used full time.	11/4/2019 3:44 PM
110	I strongly feel all short term rentals in forestry zone must have Wildfire Partners Certification.	11/4/2019 2:50 PM
111	All of the above - traffic,noise, safety,effect on sense of community and neighborhood, economic impact	11/4/2019 2:03 PM
112	Parking in neighborhoods, parties that last past the time on the contract	11/4/2019 1:47 PM
113	increased population density of humans and pets does not mesh with the rural communities of established neighborhoods	11/4/2019 11:26 AM
114	parking	11/4/2019 7:54 AM
115	Increased fire hazard through unsafe behavior of short-term renters many of whom are not aware of local conditions	11/4/2019 4:58 AM
116	Fire danger in foothills when out of state tenants are not educated in risk. AirBandB guests on Valley Lane were using fireworks illegally endangering many	11/4/2019 4:35 AM
117	Fire - often AirBnB guests leave fire unattended and do not understand the ramifications of fire in the mountains, ie shooting off fireworks.	11/4/2019 4:01 AM
118	Parking	11/4/2019 12:21 AM
119	With both short and long term rentals, issues arise when the homeowners are absent. Property managers turn a blind eye.	11/3/2019 4:58 PM
120	Specifically, our property values and chance to sell our properties will nose-dive if we have short-term rentals, particularly those that are "party houses." Crime is also a factor as is witnessed by the killing of five people at a STR "party house" on Halloween.	11/3/2019 4:49 PM
121	People that do ST rentals and don't follow the rules, such as it must be your primary residence.	11/3/2019 4:25 PM
122	Relating to traffic, just that out-of-towners using Boulder back roads might not be as aware and careful around bikers and wildlife.	11/3/2019 3:21 PM
123	We are worried about fires from people that aren't a part of our community and the removal of housing stock from the market that could be used for housing permanent residents.	11/3/2019 3:01 PM

124	The are MANY, MANY reports and examples of unintended consequences of allowing such activity. Most recent and horrific one is the murders in Orinda, CA. When people purchase homes in rural residential neighborhoods, the character of these places should be preserved. There are plenty of zoning choices for hotels/air bnb's etc.AND there is not way to enforcement compliance. Tax paying citizens should not be asked to enforce such rules...too close to home and pits neighbors against neighbors.	11/3/2019 2:41 PM
125	Fire risk! Visitors not educated on safety!	11/3/2019 2:26 PM
126	Fire danger	11/3/2019 11:03 AM
127	trespassing- my nest camera has evidence of many trespassing visitors from next door rental. Also concerned about wild fire risk due to open fires that visitors build thinking they are ok to build on private land	11/3/2019 12:21 AM
128	Fire danger and environmental hazard due to people unused to mountain living. It is a HORRIBLE idea to let tourists rent in our residential areas!	11/2/2019 7:37 PM
129	Partying versus home stay style-regulates behavior not the occupancy-ties to safety and noise.	11/2/2019 3:46 PM
130	profit for owner by using/abusing neighboring property	11/2/2019 2:49 PM
131	neighbor across road currently violates short term land use code and is a big problem for neighbors. Cars coming and going at all hours, vehicles not equipped to drive in all weather or on gravel roads, people who smoke (and could start fires), let their dogs run loose (violating leash law) and pose danger to bicycles coming down the hill fast, pose danger to resident's animals (they can bring in fleas and other issues we don't have in CO), poor drivers as they are not accustomed to mountain driving, constantly turning around in our driveway and tearing up our driveway, and just overall nuisance! The septic is not sufficient to support that number of people. Most of "unincorporated Boulder County" is the foothill region. People from elsewhere do not understand how easily fires can be sparked in our environment. The noise from voices and traffic travels in the mountains and it is extremely annoying, impacting the quality of life of those of us who are long time residents. Short term renters also negatively impact the value of our property. They get stuck in the ditch in the winter which completely blocks all full time resident's access to their own homes. We have many blind curves in the canyon and if a short term renter is stuck in the ditch or a driveway, it creates a very serious safety hazard for all permanent residents. It also has a negative impact on the community and the character of our peaceful neighborhood.	11/1/2019 10:55 PM
132	Rentals need to be owner occupied, not absentee. Also units should be limited to one rental per single family home or one apartment per local owner/resident.	11/1/2019 10:47 PM
133	Illicit activity like meth operations would be difficult to police in remote areas	11/1/2019 10:41 PM
134	Especially in the mountains, short-term renters do not know (and do not educate themselves about fire safety (including mitigation), living with wildlife, proper driving techniques/etiquette, well and septic systems, etc.	11/1/2019 7:23 PM
135	Not allowing short term rentals is basically an infringement on home owner property rights.	11/1/2019 7:03 PM
136	Owners should take some responsibility to inform tenants to respect the local community. But this should not be legislated or included in a regulation. It should be something that owners are encouraged to do.	11/1/2019 6:21 PM
137	Renters who park in areas where there is limited parking. Partying and loud music.	11/1/2019 3:51 AM
138	My concern is only for properties where there is no local landlord or manager. That can lead to parties, and to vacant homes out of season.	10/31/2019 11:22 PM
139	Safety for renters. ie smoke detectors/CO detectors, adequate egress from sleeping rooms	10/31/2019 9:30 PM
140	Over all quality of the properties and the neighborhoods there in.	10/31/2019 5:21 PM
141	properties should be owner-occupied and have an annual cap to the number of days like within the City of Boulder. We want to make sure that we protect housing options for a growing region and don't create de-facto hotels owned by a wealthy absentee landlord.	10/31/2019 3:26 PM
142	Attitude of short term renters, potentially disrespecting 'quiet time'	10/31/2019 1:27 PM
143	Boulder County needs to embrace low income housing opportunities.	10/31/2019 12:42 PM
144	Owners who do not properly manage their properties	10/31/2019 3:59 AM
145	Strangers wandering around residential areas bothering other residents and using scarce parking	10/31/2019 2:42 AM
146	Consumers' privacy	10/31/2019 2:22 AM
147	Specifically on safety, campfires.	10/31/2019 1:23 AM
148	Difficulty of regulating them. Land Use Department is underfunded and understaffed for the necessary oversight.	10/30/2019 9:54 PM
149	The lack of accessible short term rentals	10/30/2019 9:23 PM
150	Potential parties/drug use	10/30/2019 9:17 PM
151	I worry about investment companies purchasing homes for financial gain without becoming members of the community, or concerned about impact to neighbors.	10/30/2019 9:05 PM

152	Inappropriate use of property, ecologic impact.	10/30/2019 8:41 PM
153	No shooting on private property except by the owner	10/30/2019 8:19 PM
154	Invasion of neighborhood privacy (e.g., where backyards connect)	10/30/2019 7:58 PM
155	My neighbor charge is almost \$500 a night, there's always traffic, and five or six vehicles that parties all night. That's not why I moved to the mountains	10/30/2019 7:54 PM
156	The standard for all people managing STRentals should include education about danger of fire & precautions with bears in this area.	10/30/2019 7:42 PM
157	concerned that rental duration could be too long	10/30/2019 7:39 PM
158	Tourists pack it in but don't pack it out. Look at summit county's issues with short term rentals!	10/30/2019 7:37 PM
159	Very Concerned about "flat-Landers" that come to the mountains for the weekend without the skills to know how to have a safe visit...especially in regard to fires...in Coal Creek Canyon we have had these types of encounters where safety was definitely compromised !	10/30/2019 7:34 PM
160	Should not result in overuse of neighborhood resources like excessive street parking etc.	10/30/2019 7:17 PM
161	All of the problems inherent with an absentee landlord, compounded by rapid tenant turnover	10/30/2019 7:13 PM
162	Effect on property values (for someone owning property next to short term rental)	10/30/2019 6:54 PM
163	Fire hazards from ill-educated or uneducated renters	10/30/2019 6:25 PM
164	I feel it is important to distinguish between the whole house/property STR and renting out a spare room when looking at concerns coming from the community. There are very limited impacts from the renting of a room for a short period in a house that is occupied. This is similar to taking on a roommate whereas whole house and property rentals have the potential to have larger impacts on the neighbors and community.	10/30/2019 6:20 PM
165	Depends on location as well as frequency of use, number of guests, etc	10/30/2019 6:19 PM
166	Parking	10/30/2019 6:19 PM
167	Lighting, noise, and other nuisances to neighboring properties and inhabitants.	10/30/2019 6:19 PM
168	Safe and upkeep housing	10/30/2019 6:17 PM
169	Effect on existing lodging accommodations such as Niwot Inn.	10/30/2019 6:14 PM
170	Parking, inadequate trash facilities and impact on wildlife	10/30/2019 3:08 AM
171	Parking	10/30/2019 1:22 AM
172	Reduced availability and affordability of housing for long-term residential renters	10/29/2019 10:31 PM
173	FIRE!!!!!! Trespassing, pets and wildlife,.	10/29/2019 7:33 PM
174	While I respect the rights of property owners to profit from their homes, all of the above are grave concerns for neighbors and the community. They underscore the need for regulation and limits to short term rentals.	10/29/2019 7:00 PM
175	You need to specify the difference between unincorporated Boulder County and unincorporated Boulder County Subdivisions. Subdivisions would be more adversely affected as compared to an individual's house that is not in a subdivision. Who is vetting the renters to make sure that they do not have a criminal background or a sex offender?	10/29/2019 4:29 PM
176	1. Impact on other homeowners from use of easements without permission. 2. Lack of hearings or notices about short term rentals for neighbors and other affected parties.	10/29/2019 4:19 PM
177	Lack of knowledge of mountains, fire potential, shooting regs, how to avoid bear problems	10/29/2019 3:01 PM
178	Wildlife - feeding bears!	10/29/2019 2:54 PM
179	Fire	10/29/2019 2:30 PM
180	Not particularly concerned now but explosive growth could require regulation for traffic, noise, safety and community character at a later date	10/29/2019 2:19 PM
181	Contamination and disease	10/29/2019 12:26 PM
182	I live in Eldorado Springs if short term rentals are allowed without restrictions it will become a ghost town of visitors at peak holiday and empty during slow times, this has happened to the village my sister lives in England. Weekends are bustling the homes are empty during the week, there is no community, just a bunch of rowdy visitors every weekend and holidays, it's very isolating for the owners who don't cash in.	10/29/2019 2:16 AM
183	Visitors not understanding our fire danger - ashes, parking on grass, bonfires, burn bans - and how to evacuate	10/29/2019 12:37 AM
184	wildfire danger	10/28/2019 11:37 PM

Q4 Where in unincorporated Boulder County are short-term rentals less appropriate, or warrant more limitations and careful consideration? We are interested in both general geographic locations as well as more specific considerations. Select all that apply.

Answered: 1,312 Skipped: 255



ANSWER CHOICES		RESPONSES	
Plains		8.23%	108
Mountains		25.38%	333
Historic townsites (e.g., Allenspark, Eldora, Eldorado Springs, etc.)		32.32%	424
Subdivisions		39.41%	517
In more remote locations		19.44%	255
Near cities and towns		16.01%	210
On parcels accessed by a public road		9.76%	128
On parcels accessed by a private road		26.14%	343
Other (please specify)		30.03%	394
Total Respondents: 1,312			

#	OTHER (PLEASE SPECIFY)	DATE
1	The constant comings + goings of short term renters is in no way compatible w/ a neighborhood/home character, nor with the environmental attributes of rural mountain living. I have had the misfortune to live next door to a property whose 2 owners could never find satisfaction. There was (and still is) no end to the money making schemes that require people from far and wide + an enormous use of water in order to succeed. This property has been a source of consternation and disruption for a decade. There is no end in sight. This STR promises to exacerbate the situation.	12/4/2019 6:39 PM
2	Do NOT apply restrictions! let owners and renters determine the locations most suitable	11/30/2019 11:59 PM
3	Boulder downtown business district	11/29/2019 7:37 PM

4	High density areas that have limited parking.	11/27/2019 2:33 AM
5	none. Let people use their property as they see fit, no matter where it is located.	11/26/2019 2:58 PM
6	None	11/25/2019 8:40 PM
7	The terrain and accessibility of the site should be a factor, as well as larger area concerns given that a disaster will affect those familiar with being able to evacuate and those whom are clueless in the same way. Impacts to sensitive environments or already stressed infrastructure or predictable issues should be zoned with heavy limitations.	11/25/2019 6:01 PM
8	all appropriate	11/25/2019 4:25 PM
9	None.	11/25/2019 4:30 AM
10	In areas where facilities are already limited ro stretched	11/25/2019 1:45 AM
11	The allowance of short-term rentals should be in area that are not well established neighborhoods, or where there are neighbors nearby that get disrupted. Regardless the location, short-term rentals need to be severely limited by strict rules. And a rule is only as good as the enforcement. To date, the County's ability to ENFORCE short-term rentals exp (in my neighborhood's experience) has been poor. My sense is that it will continue to be insufficient to managing complaints and issues that arise. From Sedona, to Miami, to Paris, every municipality and leadership has regretted allowing short-trem rentals as they witness the loss of neighborhood heart and soul, cohesion and safety of its residents. See the following article: 42 people shot at Airbnb rentals in 6 months https://www.sfchronicle.com/crime/article/Orinda-Airbnb-violence-fits-pattern-at-least-14815970.php?t=f1a22cf458	11/25/2019 12:44 AM
12	Not in concentrated high flow areas, ski traffic is terrible enough	11/24/2019 7:20 PM
13	This is a loaded question, more regulation is not needed anywhere	11/24/2019 4:12 PM
14	I don't see a reason that location would warrant more limitations.	11/24/2019 3:58 PM
15	None	11/24/2019 3:42 PM
16	Short terms are appropriate in all areas. Rules regulating may be different and contingent upon the area	11/24/2019 1:38 PM
17	I think short term rentals should be allowed anywhere	11/24/2019 12:44 AM
18	Wherever there is a long term rental housing shortage.	11/24/2019 12:13 AM
19	Fire prone areas	11/23/2019 11:41 PM
20	I think it's all equal	11/23/2019 10:34 PM
21	I don't see a reason to restrict short-term leasing in unincorporated Boulder.	11/23/2019 9:27 PM
22	no where	11/23/2019 9:26 PM
23	None	11/23/2019 8:40 PM
24	Should not be limits	11/23/2019 8:39 PM
25	NA	11/23/2019 8:01 PM
26	No limits	11/23/2019 7:28 PM
27	None of the above	11/23/2019 7:26 PM
28	None	11/23/2019 5:50 PM
29	No problem with people renting their property	11/23/2019 5:45 PM
30	None	11/23/2019 5:41 PM
31	None	11/23/2019 5:18 PM
32	We believe this question should be discussed in an open forum as discussed in question above	11/23/2019 5:17 PM
33	Property owners should be free to use their home as they like.	11/23/2019 5:17 PM
34	We believe this question should be discussed in an open forum as discussed in question above	11/23/2019 5:08 PM
35	None. This is a strange question. Again, in general these systems draw good people. Let's let people do what they will and respond appropriately to good or bad things happening.	11/23/2019 4:50 PM
36	Nice for tourists to have a choice. No out of state owners, or corporate entities. Local owners should benefit.	11/23/2019 4:04 PM
37	No limitations should be imposed - except on individual basis. And then only in response to a specific complaint.	11/23/2019 3:33 PM
38	I do not support the wording of this question	11/23/2019 3:29 PM
39	Short term rentals are appropriate everywhere.	11/23/2019 2:49 PM
40	None of the above	11/23/2019 2:16 PM
41	I don't see why they would be less appropriate anywhere	11/23/2019 2:09 PM
42	None! There was no option for this selection - no area is "less appropriate"	11/23/2019 1:38 PM

43	None	11/23/2019 12:37 PM
44	where there would be disruption	11/23/2019 11:01 AM
45	No restrictions	11/23/2019 8:11 AM
46	None	11/23/2019 7:31 AM
47	None	11/23/2019 6:45 AM
48	none of above.	11/23/2019 6:29 AM
49	Short term rentals are appropriate in any habitable location.	11/23/2019 6:05 AM
50	We aren't sure this is a concrete answer. With appropriate tenants, short term rentals can be a positive for historic townsites, near cities and townes and other areas.	11/23/2019 5:02 AM
51	near other non owner occupied short term rentals	11/23/2019 4:11 AM
52	Perhaps the danger of the area should be considered for the guests.	11/23/2019 3:28 AM
53	None	11/23/2019 3:27 AM
54	None	11/23/2019 2:44 AM
55	They are appropriate anywhere, in my opinion.	11/23/2019 2:34 AM
56	In areas where other short term rentals already exist, i.e. restricting how many S T rentals can be operating within a certain radius.	11/23/2019 2:33 AM
57	No limitations	11/23/2019 2:29 AM
58	where neighbors are impacted	11/23/2019 2:17 AM
59	None	11/23/2019 2:17 AM
60	None	11/23/2019 1:31 AM
61	I don't see why this would be a problem	11/23/2019 1:23 AM
62	Many guests are not familiar w/winter driving, esp in Mts!	11/23/2019 1:21 AM
63	No such a thing	11/23/2019 1:16 AM
64	Wherever the property owner sees fit.	11/23/2019 1:15 AM
65	None	11/23/2019 12:51 AM
66	N/A	11/23/2019 12:41 AM
67	Homes bought for Airbnb without an owner present	11/23/2019 12:41 AM
68	They are appropriate everywhere, given some guidelines about respect: in fact many short term renters have improved properties and are eager to fit in their neighborhoods. Less regulations and more awareness/education.	11/23/2019 12:27 AM
69	None	11/23/2019 12:20 AM
70	These folks that have Airbnb in the foothills have no respect for the roads. They rent to anyone and have loose animals and front wheel drive vehicles that get stuck in the road and pose a public safety hazard for residents to be able to safely have access to their driveways and also be able to avoid hitting these stuck vehicles.	11/22/2019 11:52 PM
71	None	11/22/2019 11:22 PM
72	None	11/22/2019 11:17 PM
73	None	11/22/2019 11:05 PM
74	Neither- short term rentals should be allowed anywhere.	11/22/2019 10:47 PM
75	I feel like short-term rentals should be allowed all throughout Boulder County with no restrictions,	11/22/2019 10:42 PM
76	When short-term rentals are in or adjacent to an owner-occupied home, there usually isn't a problem with disturbance. My main concern is when neighborhoods—anywhere where homes are close enough for neighbors to be aware of guests' presence—have multiple short-term rentals where owners are not present.	11/22/2019 8:47 PM
77	Anywhere	11/22/2019 7:40 PM
78	None. An owner of a property should have the right to determine it's usage.	11/22/2019 6:37 PM
79	Don't think property rights should be restricted based on any if these	11/22/2019 4:04 AM
80	Neighbors in remote areas depend upon each other in times of need. The presence of short term rentals in remote areas not only makes local residents less secure but imposes upon them assumed responsibilities for the safety of others unable or unprepared to deal with other than "their normal" circumstances.	11/22/2019 1:04 AM
81	any parcel less than 10 acres	11/22/2019 12:25 AM
82	Raymond/Riverside specifically along the river	11/21/2019 11:24 PM

83	none	11/21/2019 10:51 PM
84	apartments	11/21/2019 10:20 PM
85	In an area where misuse of campfires/woodstoves can result in wildfires	11/21/2019 10:02 PM
86	Short term rentals are appropriate and many use it as a way to make ends meet	11/21/2019 9:59 PM
87	Homes that emergency services would have difficulty accessing	11/21/2019 8:57 PM
88	All have different issues & concerns and may require different regulations.	11/21/2019 8:28 PM
89	especially near open space lands where out-of-town visitors may not respect our attachment to these places as a countermeasure to development. Also concerned about winter rental to people who might be unfamiliar with mountain driving conditions, even if their rental car has all-weather tires, as most do.	11/21/2019 8:11 PM
90	Can't think of any	11/21/2019 7:39 PM
91	None.	11/21/2019 7:35 PM
92	Where there is a community of people that does not want short term rentals.	11/21/2019 6:54 PM
93	I think the Land Use Code should be applied uniformly throughout the County	11/21/2019 5:10 PM
94	Any rural location in Boulder County has limited law enforcement. When we have problems, nobody can respond in a reasonable timeframe. Without rapid law enforcement, short-term rentals should not be allowed.	11/21/2019 5:07 PM
95	All parcels where water is in short supply. Tourists and other short term rentals could care less that water is in short supply.	11/21/2019 4:02 PM
96	FIRE DANGER FROM STUPID NEED OF OUTSIDERS TO HAVE CAMP FIRES IN MOUNTAINS. NOT INVESTED IN OUR COMMUNITIES AND RISK ALL OUR HOMES AND LIVES. NO PATROLS FROM COUNTY POLICE OR FOREST SERVICE.	11/21/2019 3:31 PM
97	none of the above. appropriateness should follow Euclidian zoning designations (e.g. residential use would allow all durations of stay, including short term since use remains residential regardless of duration)	11/21/2019 1:51 PM
98	myob	11/21/2019 8:48 AM
99	Where sufficient other lodging accommodations exist. And are the regulations the same for booking via Air BnB as for providing housing for visiting scientists and researchers?	11/21/2019 5:35 AM
100	In Nederland	11/21/2019 4:31 AM
101	I don't think this applies. Densitybin unincorporated areas is low enough that a single family or small group should not impact neighbors.	11/21/2019 3:48 AM
102	no opinion	11/21/2019 3:22 AM
103	None	11/21/2019 2:55 AM
104	None	11/21/2019 2:54 AM
105	In the mountains, the wildfire danger posed by uneducated about fire risks are colossal. Outdoor smoking and unattended outdoor fires are two bad behaviors that I've seen.	11/21/2019 1:40 AM
106	none	11/21/2019 1:37 AM
107	None. Location is irrelevant.	11/21/2019 1:00 AM
108	Compared to the presence of other STR's in the area.	11/21/2019 12:59 AM
109	No restrictions	11/20/2019 11:54 PM
110	no property is less appropriate	11/20/2019 11:46 PM
111	No opinion.	11/20/2019 11:10 PM
112	I don't see any geographic limits necessary.	11/20/2019 6:10 PM
113	Short term rentals should be highly regulated to maintain character where ever located,	11/20/2019 5:13 PM
114	None	11/20/2019 4:10 PM
115	None	11/20/2019 3:36 PM
116	As stated above, the real issue is housing availability and affordability, and short-term rental regulation that includes limitations on the number of nights should be limited to cities.	11/20/2019 1:18 PM
117	None	11/20/2019 12:49 PM
118	should be allowed. Feeling disapointed that this survey is leading my answers!!!	11/20/2019 6:28 AM
119	I like that everyone doing short term rental has their own unique offering. Everywhere in Unincorporated Boulder County should be treated the same. However those rentals should be done by the owners and not management companies.	11/20/2019 5:02 AM
120	No concerns about any particular areas	11/20/2019 4:30 AM
121	NA	11/20/2019 4:06 AM

122	It doesn't seem that location dependence is fair to home owners. If the intent is to preserve a location, it might be more reasonable to limit the rate of new applications or total days any given properties can be on the market. However, there aren't these restrictions on long term rentals, so it doesn't seem fair that short vs. long is a deciding factor.	11/20/2019 3:31 AM
123	Do not think Boulder County has same issues as Denver where STRs may hurt hotel occupancy and are on occasion the sole use of a property, so would only support restrictions on the checked categories if: (a) a problem were demonstrated in urban subdivisions, and (b) if access on a private road is not legally available to all residences on that road.	11/20/2019 3:30 AM
124	NONE	11/20/2019 3:21 AM
125	All areas are ok	11/20/2019 2:16 AM
126	Near schools	11/20/2019 1:20 AM
127	Any limitations should be applied equally	11/20/2019 1:01 AM
128	none	11/20/2019 12:56 AM
129	How about trying to minimize control on owners of Boulder County properties in general? Maybe focus on fixing our lousy roads that are just deteriorating? First things first. Do your jobs commissioners... Deal with gravel companies that want to ruin beautiful northern Boulder County! You guys are beyond belief! Just because you think ignoring these issues makes you leaders, believe me, no one agrees... very sad.	11/20/2019 12:48 AM
130	None - the regulations should be applied equitably	11/20/2019 12:47 AM
131	I am not aware of any place they would be less appropriate	11/20/2019 12:22 AM
132	none	11/20/2019 12:19 AM
133	none	11/19/2019 11:41 PM
134	None. This question is prejudiced because you imply and guide the answers to that there MUST be places where STR are less appropriate.	11/19/2019 11:31 PM
135	In wildfire risk areas. In areas where privately owned land is closely mixed with National Forest and BLM lands	11/19/2019 11:26 PM
136	Anywhere a primary homeowner owns property should be permitted and guests should be liable for violations	11/19/2019 11:23 PM
137	in areas where national forest lands are heavily mixed with privately owned residences.	11/19/2019 11:11 PM
138	On parcels/subdivisions bordering open space, national forest	11/19/2019 10:39 PM
139	Everywhere where people with less means could live.	11/19/2019 10:35 PM
140	None	11/19/2019 7:30 PM
141	On or near campus	11/19/2019 6:27 PM
142	Government shouldn't be involved	11/19/2019 5:47 PM
143	None	11/19/2019 5:34 PM
144	No limits should be placed.	11/19/2019 2:44 PM
145	More oversight Not Needed	11/19/2019 1:56 PM
146	None of the above.	11/19/2019 10:16 AM
147	None	11/19/2019 3:22 AM
148	I believe owners should be the ones to decide whether short-term rentals are appropriate in their area/on their property.	11/18/2019 10:36 PM
149	There are several hotels in Gunbarrel to accommodate visitors and taxes are collected by the county. I doubt we have the means to know if taxes are collected by individuals.	11/18/2019 6:34 PM
150	No place - leave things alone. It best for all parties	11/18/2019 5:23 PM
151	Public land	11/18/2019 5:10 PM
152	none, short-term rentals can work in most areas	11/18/2019 4:20 PM
153	none	11/18/2019 4:18 PM
154	Why restrict at all? Hasn't been a problem for decades.	11/18/2019 4:14 PM
155	N/A. They're appropriate in all the places. They do not pose a threat or reduce the market	11/18/2019 1:14 PM
156	None	11/18/2019 1:02 PM
157	none	11/18/2019 5:25 AM
158	None	11/17/2019 11:42 PM
159	None	11/17/2019 7:21 PM

160	Fire safety is my biggest concern. I would prefer short-term rentals are only allowed at primary residence where the home owner actively resides.	11/17/2019 4:21 PM
161	None	11/17/2019 5:35 AM
162	As long as safety and noise and traffic is addressed, I don't see a need for much regulation no matter where it is. Any homeowner should have the freedom to rent out his home if he wants to.	11/17/2019 3:57 AM
163	None	11/17/2019 1:07 AM
164	I do not understand why if in one area, not in another.	11/16/2019 11:15 PM
165	Any of these locations is appropriate for str.	11/16/2019 9:11 PM
166	I think it should be up to the property owner. The number of people renting could be limited, which I suspect is the only potential problem (large parties tend to bother neighbors)	11/16/2019 8:08 PM
167	None	11/16/2019 7:54 PM
168	None	11/16/2019 7:10 PM
169	Environmentally sensitive areas	11/16/2019 7:07 PM
170	None of the above	11/16/2019 7:05 PM
171	None - ridiculous	11/16/2019 5:59 PM
172	None	11/16/2019 5:45 PM
173	As residents of Allens Park with neighboring STR, we have not experienced any adverse effects.	11/16/2019 2:50 PM
174	This should be left up to specific areas not a comprehensive BC plan.	11/16/2019 1:59 PM
175	Should not be	11/15/2019 4:00 PM
176	I think they are appropriate anywhere unless an individual is causing issues due to poor hosting	11/15/2019 3:02 PM
177	None unfair question	11/15/2019 3:47 AM
178	None.	11/14/2019 1:25 AM
179	I don't think where short term rentals are allowed should be restricted, but everyone should have the same oversight.	11/13/2019 8:05 PM
180	In heavily congested areas or off roads that are not maintained by the county, I guess	11/13/2019 12:55 AM
181	Maybe only in very dense neighborhoods, but I think STR'S are extremely appropriate and beneficial most everywhere in BC	11/12/2019 11:55 PM
182	Nowhere!	11/12/2019 8:02 PM
183	None apply	11/11/2019 9:28 PM
184	We should not be mixing commercial with residential neighborhoods.	11/11/2019 7:30 PM
185	there really are no negatives except tax revenue to Boulder county. Charge a tax, and leave this topic alone. Whole house rentals do present some issues where group size is over capacity... that is easily handled by airbnb and your negotiations with them. and home owners that disowbey, and have problems should be sanctioned fined and eliminated from the right to ren	11/11/2019 7:17 PM
186	Zoned residential does not mean hotels should be allowed to open in neighborhood	11/11/2019 2:36 PM
187	None	11/10/2019 9:36 PM
188	I find it inappropriate where whole houses are rented out. I don't have any problem with people renting a spare bedroom, just as long as they will be home during the rental period.	11/10/2019 8:14 PM
189	No opinion	11/10/2019 7:58 PM
190	Density - Areas where high densities of STRs are located	11/10/2019 4:05 PM
191	in associations that decide to restrict	11/10/2019 1:42 PM
192	Nowhere	11/10/2019 12:57 PM
193	Consideration should be given to limiting the density of STR in any area. Our subdivision of 20 houses has 3 VRBOs. Is that too many?	11/10/2019 12:33 PM
194	They're ok everywhere	11/9/2019 10:44 PM
195	None	11/9/2019 8:14 PM
196	Should be evaluated individually. Large houses with more capacity might need different criteria ?	11/9/2019 5:46 PM
197	Choices are too broad in scope	11/9/2019 3:16 PM
198	No areas.	11/8/2019 8:52 PM
199	On all government employees and their relatives properties.	11/8/2019 3:44 PM

200	In these cases, the community should decide. I believe that STR's should have clear limitations spelled out for them, i.e. no open fires, smoking instructions, no weddings/family reunions, parking spots per guest, no noise after 10:00 pm, etc. If we can agree on those items, we will make the reality of STR better for all	11/8/2019 12:43 AM
201	I do not believe there should be short term rentals at all	11/7/2019 6:00 PM
202	NA	11/7/2019 3:03 PM
203	Don't limit them anywhere.	11/7/2019 12:05 AM
204	neighborhoods supported by covenants and those that have amenities that require dues to maintain	11/6/2019 11:45 PM
205	Should be allowed anywhere	11/6/2019 7:14 PM
206	Established single family neighborhoods. Short term rentals are a business and should be regulated like any other business.	11/6/2019 3:45 AM
207	I don't see issues	11/6/2019 1:28 AM
208	Any higher density housing communities where undesirable short term guests can cause the most problems for the existing community	11/5/2019 10:34 PM
209	in busier places like neighborhoods	11/5/2019 10:28 PM
210	Anywhere a property owner wants!	11/5/2019 10:26 PM
211	Where visitors might do environmental damage	11/5/2019 9:25 PM
212	Small mountain villages	11/5/2019 9:24 PM
213	Areas where trespassing on adjacent properties would be likely or where fire danger would pose a risk	11/5/2019 8:59 PM
214	A limited number for STR's as well as a collection of hotel tax	11/5/2019 6:28 PM
215	In densely-populated areas in older neighborhoods.	11/5/2019 2:28 PM
216	Most important is considering the housing realities of that community. If there is already limited long term housing and locals cant live in that community then str's need to be cut back.	11/5/2019 2:16 PM
217	The only concern is to limit occupancy and avoid "party houses"	11/5/2019 2:00 PM
218	Short-term rentals don't make any sense anywhere.	11/5/2019 7:21 AM
219	No specific restrictions come to mind	11/5/2019 6:05 AM
220	I'm concerned with safety . So close to where services such as police , and fire , emergency can access them quickly . Like in town not out in the county	11/5/2019 3:16 AM
221	Neighborhoods with families	11/5/2019 2:19 AM
222	What nonsense. Will Boulder County allow our community to be completely degraded in order to let a few people get filthy rich?	11/5/2019 2:14 AM
223	Anywhere where there is increased fire danger.	11/5/2019 12:35 AM
224	none	11/4/2019 10:51 PM
225	Everywhere	11/4/2019 10:49 PM
226	let's let neighbors work it out if there's a problem.	11/4/2019 8:15 PM
227	This question asks where STR's are less appropriate. what are you actually asking about? I clicked subdivisions but then, possibly some subdivisions would be appropriate. How can you get useful, sensible, valuable data with a question like this? The public can click something like, "near cities and towns" but what does that really tell anybody? I'd like to print up my entire answers for future reference	11/4/2019 7:52 PM
228	LEAST appropriate are locations with less ability to monitor them. Houses in remote areas are already attracting the lease desirable tenants because they seek these out thinking they can do whatever they want to do	11/4/2019 7:18 PM
229	Areas where fire danger is high.	11/4/2019 7:12 PM
230	Do not let this happen to your neighborhood.	11/4/2019 5:19 PM
231	None	11/4/2019 4:24 PM
232	none	11/4/2019 4:07 PM
233	Eastern Boulder County (erie, firestone, etc) has many subdivisions, which increase the number of potential STRs. More isolated areas in the mountains have experienced little growth do to the high costs of developing residential parcels (septic systems, water, fire mitigation, ewt.) It seems reasonable to regulate more densely populated areas (which also allow for all-year-round rentals more so than mountain communities) more strictly. A one-size fits all approach is unreasonable given the diversity of communities in Boulder County.	11/4/2019 4:07 PM
234	I think it's less about the location than about managing expectations, clearly defining "house rules" and explaining the neighborhood/community where the property is located to potential renters.	11/4/2019 3:56 PM

235	so long as homeowners vet their guest and are held responsible for their actions it should be allowed anywhere. suspension or revocation should be done on a case by case basis based on violations of noise, over-occupancy, etc...	11/4/2019 3:50 PM
236	The only thing that warrants regulation is speculation--people buying houses specifically to rent as STRs. Squash that all you like.	11/4/2019 3:45 PM
237	Anywhere is OK due to benefit outweighing community cost	11/4/2019 3:41 PM
238	None of your business.	11/4/2019 3:28 PM
239	I've come to think, living with an AirBNB next door, that they should not be allowed in general, doesn't matter where.	11/4/2019 3:25 PM
240	None	11/4/2019 3:13 PM
241	Short Term Rentals are appropriate everywhere.	11/4/2019 3:12 PM
242	I favor that the county pilot a mix of areas	11/4/2019 3:10 PM
243	This is the USA and Boulder County Government has right to tell what property owners can and can't do with their property. Boulder SUCKS!!!	11/4/2019 2:56 PM
244	None	11/4/2019 2:36 PM
245	Near elementary schools, due to unusual local traffic behaviors	11/4/2019 2:23 PM
246	None of the above	11/4/2019 1:34 PM
247	none	11/4/2019 1:00 PM
248	none	11/4/2019 12:39 PM
249	They should only be allowed in incorporated areas.	11/4/2019 11:30 AM
250	Whole home STR's should not be allowed in residential areas and should be taxed as com'l property	11/4/2019 8:45 AM
251	N/a	11/4/2019 6:16 AM
252	none	11/4/2019 5:51 AM
253	Should not be allowed in areas with fire danger, anywhere west of US 36 or 93	11/4/2019 4:39 AM
254	No regulations needed	11/4/2019 12:41 AM
255	High density communities, townhomes, apartments (non-owner occupied)	11/3/2019 10:34 PM
256	Not sure	11/3/2019 10:26 PM
257	In less remote locations where people rely on affordable housing.	11/3/2019 9:45 PM
258	Short term rentals, other than licensed Bed and Breakfast locations, should not be sanctioned in unincorporated Boulder County.	11/3/2019 5:58 PM
259	None. Short term rentals will likely have minimal impact on surrounding areas and therefore, should be allowed in all areas. However, if short term rentals are located in a subdivision governed by an HOA, HOA rules would govern parking, noise, and other related issues for that specific location.	11/3/2019 5:49 PM
260	How much impact could this be having? Do you have information that documents impacts?	11/3/2019 5:08 PM
261	Not aware of any geographical considerations.	11/3/2019 5:01 PM
262	I don't support limiting them for any of the above.	11/3/2019 4:57 PM
263	Areas that are close to or in cities are very attractive because STR occupants can easily access events at CU, NCAR, etc. and still have a much nicer experience than staying in a hotel. This is especially true for areas that have amenities such as lakes, tennis courts, etc.	11/3/2019 4:54 PM
264	In places where the short-term rental will impact neighbors and character of the neighborhood/community	11/3/2019 3:24 PM
265	Where zoning is residential....OK where zoning is commercial	11/3/2019 2:45 PM
266	None	11/3/2019 1:13 AM
267	The remote areas in the mountain portion of Boulder County are particularly at risk due to wild fire danger and lack of population to "police" short term rentals. Many visitors are fully unaware of risks of their actions in mountains including shooting, building open fires, leaving food and trash outside attracting bears.	11/3/2019 12:26 AM
268	none	11/2/2019 11:38 PM
269	no where	11/2/2019 10:34 PM
270	Anywhere is fine	11/2/2019 9:41 PM
271	None	11/2/2019 8:56 PM
272	no restrictions	11/2/2019 8:44 PM

273	Geographic location is not a concern.	11/2/2019 7:37 PM
274	none	11/2/2019 6:37 PM
275	None of the above	11/2/2019 5:53 PM
276	No restrictions	11/2/2019 5:20 PM
277	I am against short-term rentals any place.	11/2/2019 4:23 PM
278	where STR has no parking	11/2/2019 2:53 PM
279	none	11/2/2019 2:12 PM
280	None	11/2/2019 11:01 AM
281	STRs should be allowed regardless of location.	11/2/2019 5:32 AM
282	Short-term rentals can be anywhere. Government has no right interfering how a property owner wants to use his property	11/2/2019 3:19 AM
283	Nowhere	11/2/2019 2:27 AM
284	Why is none not an option?!	11/2/2019 2:26 AM
285	They are appropriate everywhere	11/2/2019 12:14 AM
286	no limitations	11/1/2019 11:25 PM
287	they are appropriate everywhere.	11/1/2019 11:19 PM
288	None of these examples would be more inappropriate than another.	11/1/2019 10:52 PM
289	Where there is a housing shortage.	11/1/2019 10:32 PM
290	Access is an issue. Mostly because of snow, dirt roads, and guests who are not familiar with driving in these conditions	11/1/2019 10:26 PM
291	None Short term rentals are a win win for everyone	11/1/2019 10:10 PM
292	None	11/1/2019 9:57 PM
293	no more or less based on geo locations	11/1/2019 9:49 PM
294	This question seems slanted in a way that is bound to generate bias against STRs. I don't see that any area is less appropriate for STRs than any other.	11/1/2019 9:29 PM
295	Near to schools or other locations where excessive non-local visitors might pose a safety risk.	11/1/2019 9:19 PM
296	Short term rentals are appropriate anywhere.	11/1/2019 8:33 PM
297	There should not be a restriction	11/1/2019 7:04 PM
298	No restrictions on where they are located. Also, it would depend on whether the rental is a structure with a single space or has multiple spaces with more than one rental client at a time.	11/1/2019 6:25 PM
299	I believe that any landowner/homeowner that can meet the requirements should be allowed to have a short-term rental.	11/1/2019 6:02 PM
300	None; why get so picky and restrictive?	11/1/2019 3:57 PM
301	Arbitrary restrictions are not desirable.	11/1/2019 3:31 PM
302	I do not agree with your premise that certain areas are necessarily less appropriate than others for STRs or need stricter regulation.	11/1/2019 2:40 PM
303	No impact if on established roads or drives	11/1/2019 2:03 PM
304	Condo areas where homes are attached or very close to each other. Multi-family units where people share a hallway or stairway and common walls.	11/1/2019 3:56 AM
305	I am only concerned that a manager or landlord be present locally to deal with issues that may come up, and to keep the benefits local.	11/1/2019 1:59 AM
306	Actually, all short term rentals need to have appropriate regs. emergency access, limitations on # of people relating to # of bed rooms, owner of structure lives in that structure.	11/1/2019 1:34 AM
307	Parcels accessed by easement through privately owned property	10/31/2019 10:24 PM
308	hopefully bclu is reaching out to compare notes with other jurisdictions on this topic in this exercise	10/31/2019 10:19 PM
309	No areas seem less appropriate	10/31/2019 9:33 PM
310	Wherever a company wants to put them, as opposed to a homeowner.	10/31/2019 7:25 PM
311	High traffic areas	10/31/2019 4:30 PM
312	They are appropriate in all locations	10/31/2019 4:08 PM
313	Short term rentals are fine anywhere	10/31/2019 3:50 PM
314	Not your job to decide	10/31/2019 3:39 PM

315	None	10/31/2019 3:35 PM
316	No concerns, owner assumes all liability for damages to their homes	10/31/2019 2:50 PM
317	In mountain areas where wildfire risk is high and short term renters may not understand the risks as well as locals. For example, high school kids or fraternities holding parties, which they do often as it is.	10/31/2019 2:02 PM
318	N/a	10/31/2019 1:24 PM
319	Appropriate all areas.	10/31/2019 12:44 PM
320	None	10/31/2019 12:40 PM
321	There are no locations that should not be allowed	10/31/2019 12:30 PM
322	Residential neighborhoods	10/31/2019 4:01 AM
323	None.	10/31/2019 3:57 AM
324	None	10/31/2019 3:09 AM
325	None... Let people come and rent. See the sites and afford to stay a few days	10/31/2019 2:58 AM
326	Anywhere	10/31/2019 2:54 AM
327	Many mountain communities and townsites have extra issues (beyond what they'd find in an ordinary residential subdivision) that short-term visitors do not have the time to learn about and generally don't understand. These include complex sewer systems, tight parking on narrow dirt roads, help with local geography, etcetera.	10/31/2019 2:48 AM
328	Interesting that "none" is not an option.	10/31/2019 2:38 AM
329	None	10/31/2019 2:10 AM
330	none	10/31/2019 1:59 AM
331	None of the above	10/30/2019 11:59 PM
332	unrestricted	10/30/2019 11:53 PM
333	Uses of private land should not be restricted, only taxed equally	10/30/2019 11:23 PM
334	none - short term rentals should be managed by the land lord and have no additional oversight by the county - in fact the current oversight should be reduced.	10/30/2019 11:16 PM
335	nowhere	10/30/2019 11:08 PM
336	Stop government over reach!	10/30/2019 11:06 PM
337	Not more or less appropriate anywhere	10/30/2019 10:57 PM
338	Subdivisions if hoa doesn't allow it	10/30/2019 10:34 PM
339	apartments/condos/etc -- but the HOA can manage this.	10/30/2019 10:19 PM
340	I don't want to limit them to one area because spread out they blend in better rather than making a downtown too expensive or touristy	10/30/2019 10:02 PM
341	They should be allowed everywhere.	10/30/2019 9:25 PM
342	I do not understand the question	10/30/2019 9:08 PM
343	I am mostly concerned about adverse impact to the property, local ecology and privacy rights of neighbors.	10/30/2019 8:47 PM
344	Geography should not affect policy.	10/30/2019 8:39 PM
345	NONE. Look at how your question is phrased to assume that STR actually ARE less appropriate or warrant more limitations....	10/30/2019 8:22 PM
346	Places on septic; limited water resources	10/30/2019 8:03 PM
347	The home owner should be able to supply short term rental regardless of location	10/30/2019 7:48 PM
348	I do not believe in area restrictions although out of consideration of those whose private road is impacted, perhaps STR managers should notify neighbors when the road will be used.	10/30/2019 7:43 PM
349	none	10/30/2019 7:39 PM
350	Near my house	10/30/2019 7:34 PM
351	none	10/30/2019 7:16 PM
352	Should be no limitations	10/30/2019 7:07 PM
353	none	10/30/2019 7:00 PM
354	No limitations	10/30/2019 6:37 PM
355	Not sure i see any specific locale or circumstances as prohibitive. It is important to me to allow property owners to generate income from their property.	10/30/2019 6:37 PM
356	OK everywhere	10/30/2019 6:31 PM

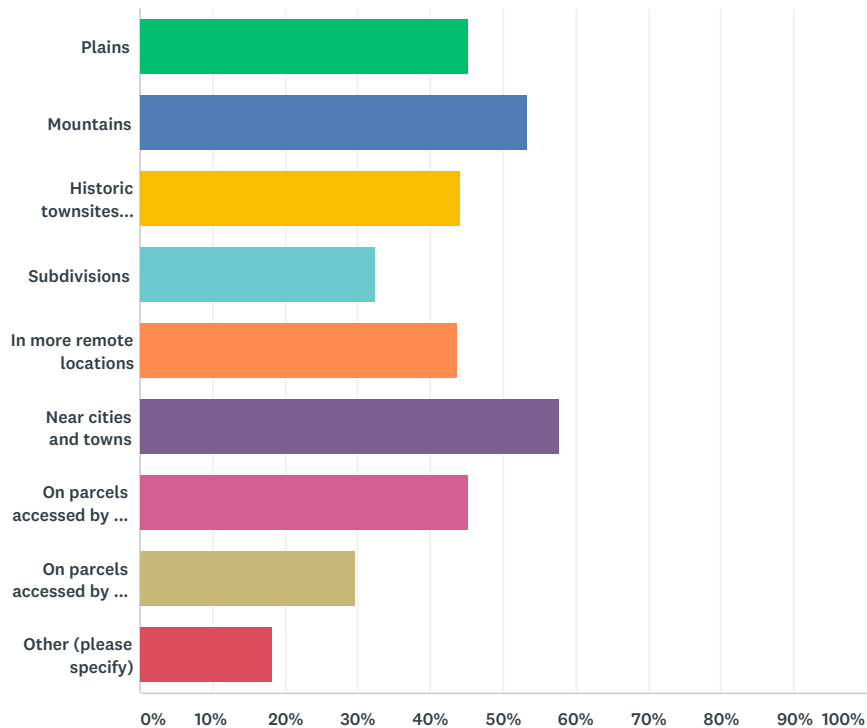
357	Everywhere is appropriate	10/30/2019 6:26 PM
358	This question assumes that it is a location issue. I feel that locations of properties does not change the impact from one site to another. management of the properties is more important.	10/30/2019 6:23 PM
359	It makes no sense that I can rent my property to a C.U. Rock band so long as it's for over 30 days. But I had a "no one under 25" restriction on my rentals before you shut me down. And I checked out each guest before accepting them. Also, the BIGGEST problem is that the current regulations are only selectively enforced. Only people that have made someone mad and make a report get investigated. Meanwhile, the other 90% of people doing short term rentals continue to operate with no problems.	10/30/2019 6:22 PM
360	I don't have a problem with short term rentals in any of the above areas.	10/30/2019 6:21 PM
361	Where access is via private roads, short-term rentals should be in agreement with other owners of the private road	10/30/2019 6:21 PM
362	all the same to me	10/30/2019 6:20 PM
363	I dont think you or others have the wisdom or foresight to determine where is best appropriate for short term rentals	10/30/2019 6:15 PM
364	No special considerations	10/30/2019 6:13 PM
365	None	10/30/2019 6:12 PM
366	They shouldnt be considered less appropriate in any locations	10/30/2019 6:12 PM
367	Should be allowed everywhere as a right of every property owner who pays the high property tax rates in Boulder County.	10/30/2019 5:37 PM
368	none	10/30/2019 2:52 PM
369	Nowhere should be restricted	10/30/2019 1:46 PM
370	Near schools	10/30/2019 1:27 AM
371	I don't think restrictions should be placed on some and not others	10/30/2019 1:25 AM
372	This is a tricky issue. Perhaps more limitations in neighborhoods with high owner occupancy and/or longer average tenure	10/29/2019 10:45 PM
373	None. Homeowners should have fewer restriction on what to do with their property.	10/29/2019 10:44 PM
374	None - I believe short-term rentals are positive additions in communities.	10/29/2019 9:53 PM
375	none	10/29/2019 7:57 PM
376	I dont think location is relevant. They should be allowed anywhere there residences.	10/29/2019 7:53 PM
377	This is a difficult question, no specifics are given, so in essence limitations & careful consideration should be given anywhere a potential short term rental property is in close proximity to neighbors (with an acre or 2). Otherwise, how do the neighbors, communities etc... hang on to such fundamentals as privacy, security, home and sense of community if no monitoring exists? How do we rein in the possible damaging effects on our home and way of life if no rules and monitoring exist?	10/29/2019 7:51 PM
378	FIRE ZONES!!!!!!	10/29/2019 7:37 PM
379	Short-term rentals are not appropriate where impacts on other properties are high. I live in Eldorado Springs, where houses are very close together, traffic and parking are problematic (and on private roads) and the impacts of outsiders on the community is profound and negative. In contrast, I can imagine that larger properties in more remote areas may have less impact on neighbors. Ironically, the same is also true in larger more developed areas that are already noisy and anonymous.	10/29/2019 7:05 PM
380	None	10/29/2019 6:26 PM
381	All of the above	10/29/2019 5:29 PM
382	Shouldn't matter.	10/29/2019 5:27 PM
383	none	10/29/2019 5:17 PM
384	none	10/29/2019 4:34 PM
385	given that a long term renal is defined as 30 days or more, and is allowed without restriction, I see no real difference in STR or need for restriction	10/29/2019 4:10 PM
386	NOWHERE	10/29/2019 3:32 PM
387	High fire hazard areas	10/29/2019 2:55 PM
388	I think they are appropriate in most locations	10/29/2019 2:21 PM
389	equal consideration	10/29/2019 1:50 PM
390	short term rentals can be appropriate in most neighborhoods through proper owner management and oversight	10/29/2019 1:34 PM
391	All. Tax payer land shouldn't be short team lease	10/29/2019 12:28 PM

392	Don't agree with premise of question.	10/29/2019 12:40 AM
393	1275 Caribou Rd, Nederland	10/28/2019 11:39 PM
394	A home owner should have a choice to Airbnb if it doesn't impact others negatively.	10/28/2019 11:17 PM

Attachment D

Q5 Where in unincorporated Boulder County are short-term rentals more appropriate? We are interested in both general geographic locations as well as more specific considerations. Select all that apply.

Answered: 1,411 Skipped: 156



ANSWER CHOICES		RESPONSES	
Plains		45.15%	637
Mountains		53.30%	752
Historic townsites (e.g., Allenspark, Eldora, Eldorado Springs, etc.)		44.22%	624
Subdivisions		32.46%	458
In more remote locations		43.80%	618
Near cities and towns		57.69%	814
On parcels accessed by a public road		45.22%	638
On parcels accessed by a private road		29.77%	420
Other (please specify)		18.21%	257
Total Respondents: 1,411			

#	OTHER (PLEASE SPECIFY)	DATE
1	cities + towns where there is already high activity, services, public transportation, fire management	12/4/2019 6:39 PM
2	All of the above are appropriate	12/1/2019 1:07 AM
3	Let owners and renters determine!! Top down planning rarely actually works!	11/30/2019 11:59 PM
4	No geographical concerns...	11/30/2019 3:48 PM
5	Any of the above. Appropriate seems very subjective	11/25/2019 4:30 AM

6	The allowance of short-term rentals should be in area that are not well established neighborhoods, or where there are neighbors nearby that get disrupted. Regardless the location, short-term rentals need to be severely limited by strict rules. And a rule is only as good as the enforcement. To date, the County's ability to ENFORCE short-term rentals exp (in my neighborhood's experience) has been poor. My sense is that it will continue to be insufficient to managing complaints and issues that arise. From Sedona, to Miami, to Paris, every municipality and leadership has regretted allowing short-term rentals as they witness the loss of neighborhood heart and soul, cohesion and safety of its residents. See the following article: 42 people shot at Airbnb rentals in 6 months https://www.sfchronicle.com/crime/article/Orinda-Airbnb-violence-fits-pattern-at-least-14815970.php?t=f1a22cf458	11/25/2019 12:44 AM
7	In rural areas, the town center should be priority for actual residents	11/24/2019 7:20 PM
8	Again, I don't think a particular location would be more or less appropriate.	11/24/2019 3:58 PM
9	Short terms are appropriate in all areas. Rules regulating are contingent and dependent upon area.	11/24/2019 1:38 PM
10	All are appropriate. The issue is more about the density of homes that are considered short-term rentals as it's still important to have locals (or consistent residents) in the area or neighborhood.	11/24/2019 1:02 AM
11	Short term rentals are not appropriate anywhere	11/24/2019 12:04 AM
12	Near public transportation sites (bus stops, train stations, etc.)	11/23/2019 11:04 PM
13	same question and answer as above.	11/23/2019 9:27 PM
14	ALL	11/23/2019 8:01 PM
15	None	11/23/2019 5:41 PM
16	Needs discussed further in an open forum.	11/23/2019 5:17 PM
17	Needs discussed further in an open forum.	11/23/2019 5:08 PM
18	See my previous response.	11/23/2019 4:50 PM
19	Again, tourists appreciate choices. I don't think you can generalize this, each property is so different.	11/23/2019 4:04 PM
20	Leave good residence alone there's no need to have any cabs for rentals people should be able to use their home to provide extra income	11/23/2019 3:29 PM
21	I don't see any location would be more appropriate.	11/23/2019 2:09 PM
22	All	11/23/2019 12:37 PM
23	All of these	11/23/2019 8:11 AM
24	Short term rentals are appropriate in any habitable location.	11/23/2019 6:05 AM
25	People love to visit colorado and the rocky mountains. Short term rentals are another, more familiar, type of accomodation that allows visitors to our wonderful state.	11/23/2019 5:02 AM
26	All	11/23/2019 2:44 AM
27	All of Boulder county.	11/23/2019 2:34 AM
28	ANY	11/23/2019 1:31 AM
29	Everywhere the owner wants to put one	11/23/2019 1:15 AM
30	Larger land parcels	11/23/2019 12:49 AM
31	Biased question	11/23/2019 12:34 AM
32	They are appropriate everywhere given encouragement to make a positive contribution. A question is: How can the vibrant short term rental market in Boulder be a source of benefit—without imposing a lot of regulatory mandates?	11/23/2019 12:27 AM
33	Houses close to highways, restaurants, other cities to visit (tourists) close to mountains.	11/22/2019 11:55 PM
34	No Where! Since when is it "ok" to turn residential communities into hotel and motel communities? Boulder County can't enforce the regulations that exist around short term rentals which is why I have one directly across from me and there was no home inspection, public input, or anything else that I was told by your office that would happen before this owner, who doesn't live there, would be allowed to do a short term rental.	11/22/2019 11:52 PM
35	All	11/22/2019 11:22 PM
36	None. There isn't a more or less appropriate place.	11/22/2019 11:17 PM
37	Remote locations with no neighbors	11/22/2019 8:47 PM
38	Anywhere	11/22/2019 7:40 PM
39	Same as 4	11/22/2019 4:04 AM
40	parcels larger than 20 acres	11/22/2019 12:25 AM
41	any	11/21/2019 10:51 PM

42	Due to safety reasons no short term rentals in mountains. Renters generally do not know or care about rules/fire restrictions or wildlife in mountain areas	11/21/2019 10:25 PM
43	In any area	11/21/2019 10:20 PM
44	I don't think it's a more or less appropriate question - they should be allowed and private property not over governed.	11/21/2019 9:59 PM
45	All have different issues & concerns and may require different regulations.	11/21/2019 8:28 PM
46	I don't live in a historic area, so I can't speak for the residents, but in principle it might be helpful to places like Allenspark and Gold Hill where local businesses are closing as present owners retire. Subdivisions with HOAs would, I suppose, require consent of HOA before opening their premises.	11/21/2019 8:11 PM
47	I believe it is down to the owner	11/21/2019 7:39 PM
48	In places where the local people are in favor of short term rentals	11/21/2019 6:54 PM
49	I see little reason to differentiate geographically	11/21/2019 5:10 PM
50	Only in areas with rapid law enforcement response times. Only in areas with regular inspections by the county land use staff.	11/21/2019 5:07 PM
51	Where fire risks are low, fire protection is high, and they have plenty of municipal water (not our limited ground water). Areas that have good paved public roads.	11/21/2019 4:02 PM
52	KEEP THEM OUT OF THE FOOTHILLS WITH THEIR CAMPFIRE AND GUNS. THIS ISN'T THE WILD WEST ANYMORE!	11/21/2019 3:31 PM
53	see comment in question #4. should be allowed everywhere property is zoned for residential use	11/21/2019 1:51 PM
54	Having some houses in a variety of areas where a family can stay together could be beneficial. Letting an entire neighborhood become Air BnB would not be an asset	11/21/2019 5:35 AM
55	no opinion	11/21/2019 3:22 AM
56	All	11/21/2019 2:54 AM
57	Inside a dense tourist town seems somewhat more appropriate.	11/21/2019 1:40 AM
58	None, location is irrelevant.	11/21/2019 1:00 AM
59	Adequate parking on property.	11/21/2019 12:59 AM
60	All properties should have basic property rights and be treated equally no matter who pee's in the toilet or sleeps in the beds...	11/20/2019 11:46 PM
61	No opinion.	11/20/2019 11:10 PM
62	nowhere	11/20/2019 10:08 PM
63	In cities	11/20/2019 10:01 PM
64	none more than others.	11/20/2019 6:10 PM
65	Though regulations should still be stringent and neighbors should agree	11/20/2019 5:13 PM
66	No restrictions	11/20/2019 4:10 PM
67	It seems appropriate to have short term rentals in all of these locations	11/20/2019 3:36 PM
68	This is an urban density issue affecting transportation access and affordable housing. Otherwise, the regulation should simply be standard safety applicable to all commercial rentals, long or short.	11/20/2019 1:18 PM
69	Any place	11/20/2019 12:49 PM
70	The eclectic mix of short term rentals are an asset to unincorporated Boulder County. Appropriate in all parts of the County.	11/20/2019 5:02 AM
71	No concerns about any particular areas	11/20/2019 4:30 AM
72	All the above as market forces determine.	11/20/2019 3:31 AM
73	ALL ARE APPROPRIATE	11/20/2019 3:21 AM
74	in motel and hotel districts	11/20/2019 3:07 AM
75	None	11/20/2019 2:47 AM
76	None	11/20/2019 2:31 AM
77	All areas ok	11/20/2019 2:16 AM
78	NOWHERE	11/20/2019 2:04 AM
79	Where there is already high capacity - apartment renters and where very low capacity - so neighbors aren't bothered	11/20/2019 1:20 AM
80	any restrictions should be applied equally	11/20/2019 1:01 AM
81	all appropriate	11/20/2019 12:56 AM
82	No where! See response above.	11/20/2019 12:48 AM

83	None - the regulations should be applied equitably	11/20/2019 12:47 AM
84	anywhere the owner lives onsite	11/20/2019 12:33 AM
85	Where there are lots of empty rooms	11/20/2019 12:22 AM
86	Larger town proper	11/20/2019 12:18 AM
87	In cities and near hotels	11/19/2019 11:26 PM
88	Near hotels	11/19/2019 11:11 PM
89	There should not be restrictions	11/19/2019 7:30 PM
90	It's a citizens right to decide what they want to do with their dwelling and property.	11/19/2019 5:47 PM
91	All places are fine	11/19/2019 5:34 PM
92	None of the above.	11/19/2019 10:16 AM
93	its your property you should be able to rent as you please	11/19/2019 1:00 AM
94	Nowhere in Gunbarrel since there are several hotels there.	11/18/2019 6:34 PM
95	They should be allowed everywhere	11/18/2019 1:02 PM
96	Should be able to use property as desired	11/17/2019 5:35 AM
97	see above	11/17/2019 3:57 AM
98	All of the above	11/17/2019 1:07 AM
99	Again, the driving force behind short-term rentals is to provide those who are not residents an opportunity to both see and appreciate what other parts of the country have to offer. From my personal experience, we utilized a short term rental to provide us with a better understanding of the area with the expectation that we may relocate to the area as permanent residents. I feel that ostracizing this potential source of local revenue is shortsighted at best.	11/17/2019 12:14 AM
100	i believe anywhere is appropriate	11/16/2019 11:15 PM
101	Anywhere - Not for Boulder County to decide	11/16/2019 5:59 PM
102	None	11/16/2019 5:45 PM
103	Walking distance to restaurants and shops	11/16/2019 4:17 PM
104	Again, to be determined locally. Without local incorporation bodies, it should go unrestricted.	11/16/2019 1:59 PM
105	not appropriate anywhere. we're residential, not commercial. who would want to ruin that?	11/14/2019 4:31 PM
106	Appropriate wherever the market seems them necessary.	11/14/2019 1:25 AM
107	See prior answer	11/13/2019 8:05 PM
108	Everywhere!	11/12/2019 8:02 PM
109	None	11/11/2019 7:30 PM
110	next to hotels and motels.	11/11/2019 6:21 PM
111	None	11/11/2019 2:36 PM
112	Whole-house rentals are not appropriate anywhere.	11/10/2019 8:14 PM
113	No opinion	11/10/2019 7:58 PM
114	Nowhere where adjacent neighbors are negatively affected	11/9/2019 9:08 PM
115	Anywhere	11/9/2019 8:14 PM
116	There should be no generalized restrictions.	11/9/2019 3:16 PM
117	Any property owner not employed by or related to an employee of city, town or state government.	11/8/2019 3:44 PM
118	None	11/7/2019 10:04 PM
119	None	11/7/2019 9:03 PM
120	I do not believe there should be short term rentals at all	11/7/2019 6:00 PM
121	I've seen STR work well in all areas	11/7/2019 3:03 PM
122	in commercial zones	11/6/2019 4:32 PM
123	In the same areas as hotels/motels.	11/6/2019 3:45 AM
124	nowhere, short term rentals are not appropriate.	11/5/2019 11:20 PM
125	Anywhere the property owner sees fit	11/5/2019 10:26 PM
126	No Where but Cities	11/5/2019 9:11 PM
127	nowhere without strict regulations	11/5/2019 4:22 PM
128	Should be heavily influenced by general housing availability and prices of the area	11/5/2019 2:16 PM

129	larger cities like Boulder, Ft Collins, Denver, Colorado Springs, etc.	11/5/2019 7:26 AM
130	Nowhere.	11/5/2019 7:21 AM
131	Where police , fire and emergency can get to them fast and easy	11/5/2019 3:16 AM
132	The only place where they are appropriate is in the primary residence of the home owner - who will limit short term rentals, supervise them closely because it is in his best interest, and be answerable to his neighbors!	11/5/2019 2:14 AM
133	Isolated homes where renters cannot bother neighbors	11/5/2019 2:05 AM
134	Nowhere	11/4/2019 10:49 PM
135	Nowhere	11/4/2019 10:27 PM
136	Don't know about subdivisions, depends on what they're HOA says....definitely the mountains are very appropriate for STR's	11/4/2019 7:52 PM
137	none	11/4/2019 7:41 PM
138	They are not appropriate anywhere. There is nowhere that neighbors are less deserving of consideration and safety	11/4/2019 7:18 PM
139	Not a good idea anywhere!	11/4/2019 5:50 PM
140	Not appropriate in residential areas	11/4/2019 5:19 PM
141	Nowhere. Affordable housing is hard enough to come by as it is.	11/4/2019 4:32 PM
142	not appropriate anywhere	11/4/2019 4:17 PM
143	STRs should be allowed in all locations, however the regulations should be geared to address issues specific to the location. Traffic will not be a problem more remote locations or where the number of availbe STRs is limited due to few homes .	11/4/2019 4:07 PM
144	I think they're most appropriate when the property is owner occupied. Best case is when the owner is there at the time of the rental (which has obvious advantages in safety and adherence to house rules). Next best is when the owner is away for some period (say with a seasonal job, sabbatical, etc) since this housing unit would probably remain empty. In my opinion, least ideal is when someone turns a property that could be a long-term rental into a short-term rental.	11/4/2019 3:56 PM
145	so long as homeowners vet their guest and are held responsible for their actions it should be allowed anywhere. suspension or revocation should be done on a case by case basis based on violations of noise, over-occupancy, etc...	11/4/2019 3:50 PM
146	See prior	11/4/2019 3:41 PM
147	no where	11/4/2019 3:33 PM
148	Again ... none of your business.	11/4/2019 3:28 PM
149	Nowhere	11/4/2019 3:25 PM
150	Please pilot a mix of areas	11/4/2019 3:10 PM
151	Short term rentals are appropriate anywhere the home or land owner wants. This is the USA, take your rules and regulations and shove them where the sun doesn't shine.	11/4/2019 2:56 PM
152	Once again mountains only with Wildfire Partner Certification.	11/4/2019 2:54 PM
153	Wherever	11/4/2019 2:36 PM
154	No limit to where they can be, more spread out the better	11/4/2019 1:34 PM
155	in town	11/4/2019 11:30 AM
156	N/A	11/4/2019 6:16 AM
157	commercial areas	11/4/2019 2:44 AM
158	no where	11/4/2019 1:53 AM
159	Areas where you can make sure property is still owner-occupied.	11/3/2019 10:34 PM
160	none.	11/3/2019 6:58 PM
161	Short term rentals, other than licensed Bed and Breakfast locations, should not be sanctioned in unincorporated Boulder County.	11/3/2019 5:58 PM
162	Anywhere and owner wants	11/3/2019 5:37 PM
163	i'm not in favor of short-term rentals anywhere	11/3/2019 5:15 PM
164	Not aware of any geographical considerations.	11/3/2019 5:01 PM
165	All of the above	11/3/2019 4:57 PM
166	I don't want to wish short-term rentals on any area; each has its drawbacks for neighbors. Fire, in particular, is an issue in any area that is "wild" or borders open space---which is a vast majority of Boulder County!	11/3/2019 4:54 PM

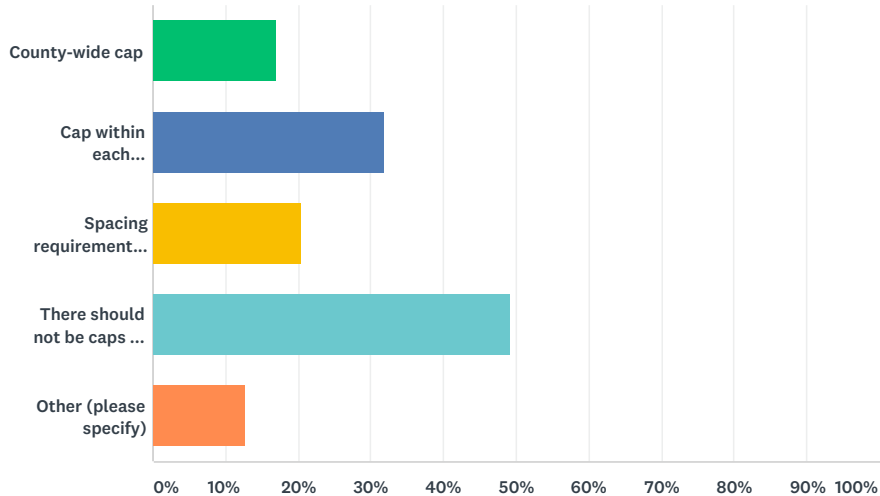
167	In locations where the rental will have minimal impact to neighbors and neighborhoods	11/3/2019 3:24 PM
168	Only where zoning is commercial	11/3/2019 2:45 PM
169	no where	11/3/2019 3:29 AM
170	Areas in which activity of neighborhoods in which people and police can manage risk. The remote areas of the county are much more risky than those in highly populated areas.	11/3/2019 12:26 AM
171	Anywhere	11/2/2019 11:38 PM
172	no where	11/2/2019 10:34 PM
173	Geographic location is not a concern.	11/2/2019 7:37 PM
174	everywhere	11/2/2019 6:37 PM
175	None of the above	11/2/2019 5:53 PM
176	Private locations where guests will not disturb the neighborhood.	11/2/2019 5:25 PM
177	No restrictions	11/2/2019 5:20 PM
178	I am against short-term rentals any place.	11/2/2019 4:23 PM
179	DSTRs should be allowed regardless of location.	11/2/2019 5:32 AM
180	Anywhere	11/2/2019 3:19 AM
181	They are appropriate everywhere	11/2/2019 12:14 AM
182	everywhere!!	11/1/2019 11:19 PM
183	I don't care what they do out on the plains as it is less apt to impact others. However, I feel the legislation should be an "all or nothing." I definitely don't think there should be short term rentals in unincorporated Boulder County. Please don't ruin our way of life and make us move elsewhere and take our tax dollars with us!	11/1/2019 11:00 PM
184	None of these examples would be more appropriate than another.	11/1/2019 10:52 PM
185	They are appropriate everywhere. Why wouldn't they be? Support Boulder Co Residents rather than trying to knock them down.	11/1/2019 10:10 PM
186	no more or less based on geo locations	11/1/2019 9:49 PM
187	People want to rent STRs for all kinds of reasons, and to experience all kinds of short-term living scenarios. In my mind, no area is more appropriate than any other.	11/1/2019 9:29 PM
188	Appropriateness should mostly be determined by owner & renter / market, not regulation.	11/1/2019 9:19 PM
189	Any location that the property owner would like to conduct short-term rentals.	11/1/2019 8:33 PM
190	They should not be restricted	11/1/2019 7:04 PM
191	Location should not be an issue. See Q4 answer.	11/1/2019 6:25 PM
192	Again, if a land owner is able meet all the county requirements they should be allowed to make a short-term rental on their property.	11/1/2019 6:02 PM
193	All; why be restrictive?	11/1/2019 3:57 PM
194	Arbitrary restrictions are not desirable.	11/1/2019 3:31 PM
195	I don't agree with your premise that certain areas are less appropriate than others for STRs, or need stricter regulations. Maybe all areas could have the same regulations.	11/1/2019 2:40 PM
196	Anywhere	11/1/2019 2:03 PM
197	none	11/1/2019 12:13 PM
198	Anywhere where the owner or manager can supervise the property. I am especially in favor of a rule change so outbuildings in forestry F zone could be rented, either short or long term, so that people get more income and there are more rentals available.	11/1/2019 1:59 AM
199	same as #4 above	10/31/2019 10:19 PM
200	No areas seem more appropriate. I think all areas should have an equal access to short term rental opportunities.	10/31/2019 9:33 PM
201	distance to neighbors / approval of neighbors might be a consideration	10/31/2019 7:57 PM
202	Where ever a homeowner would like to create one for his or her economic benefit.	10/31/2019 7:25 PM
203	more tourism in historic town sites therefore should be able to offer accommodations	10/31/2019 4:27 PM
204	All locations	10/31/2019 4:08 PM
205	Everywhere property owners decide to exercise their right	10/31/2019 3:39 PM
206	They can be appropriate everywhere, so long as adequate restrictions are in place to ensure that they are owner-occupied the majority of the year.	10/31/2019 3:29 PM

207	No limitations, assuming owner meets all parking requirements for additional vehicles	10/31/2019 2:50 PM
208	It is not a matter of more or less. This is government interference. Stay out.	10/31/2019 12:44 PM
209	Recommend seeking simplicity of regulation and avoiding chickenshit. And I'm a lifelong progressive.	10/31/2019 1:59 AM
210	unrestricted	10/30/2019 11:53 PM
211	NOT in single family neighborhoods anywhere	10/30/2019 11:35 PM
212	None	10/30/2019 11:23 PM
213	all areas are appropriate for short term rentals	10/30/2019 11:16 PM
214	everywhere. its a free country...	10/30/2019 11:08 PM
215	Stop government over reach!	10/30/2019 11:06 PM
216	Nor more or less appropriate anywhere	10/30/2019 10:57 PM
217	STRs should be allowed in the mountains and townsites, but need to be limited in order to have minimal impact on long-term rentals and housing costs.	10/30/2019 9:01 PM
218	I do not see any limitations to possible short term rental options. Keep it within the location context and culture.	10/30/2019 8:47 PM
219	No restrictions other than making sure STR are safe and do not adversely impact neighbors through additional noise.	10/30/2019 8:22 PM
220	In the city.	10/30/2019 7:56 PM
221	The land owner should be able to supply short term rentals regardless of location	10/30/2019 7:48 PM
222	everywhere	10/30/2019 7:39 PM
223	Nowhere	10/30/2019 7:38 PM
224	no where!	10/30/2019 7:24 PM
225	In general, places where there is already little sense of community (apartment/condos, etc)	10/30/2019 7:15 PM
226	all	10/30/2019 7:00 PM
227	I think they are ok most places	10/30/2019 6:57 PM
228	none of the above	10/30/2019 6:54 PM
229	They are appropriate everywhere	10/30/2019 6:39 PM
230	Anywhere	10/30/2019 6:37 PM
231	Wherever a property owner wishes to generate income from their property, it seems appropriate, with some oversight to mitigate any negative impact on neighbors and community.	10/30/2019 6:37 PM
232	OK everywhere	10/30/2019 6:31 PM
233	Only in City limits.	10/30/2019 6:27 PM
234	none	10/30/2019 6:26 PM
235	Owner right to rent their home in any capacity	10/30/2019 6:23 PM
236	I think they are appropriate in the all these areas	10/30/2019 6:21 PM
237	all the same to me	10/30/2019 6:20 PM
238	Same response as before, if they are allowed then they should be allowed across the board	10/30/2019 6:15 PM
239	They're appropriate in all locations	10/30/2019 6:13 PM
240	Nowhere	10/30/2019 6:17 AM
241	Again, don't think restrictions should be placed based on location.	10/30/2019 1:25 AM
242	Perhaps more flexibility in areas that already have more residential transiency and low levels of owner occupancy.	10/29/2019 10:45 PM
243	There is where people like to visit	10/29/2019 7:57 PM
244	Please see explanation in previous answer. Short term rentals should all abide by strong limitations and monitoring levels for the protection of the surrounding neighborhoods and community.	10/29/2019 7:51 PM
245	None of the above	10/29/2019 5:29 PM
246	As far as I am concerned none of them apply.	10/29/2019 4:34 PM
247	They are not appropriate anywhere because internet-based world wide advertising will bring in too many renters and change the character of the locale.	10/29/2019 4:24 PM
248	see number 4	10/29/2019 4:10 PM
249	Wildfire Partner properties	10/29/2019 2:55 PM

250	equally -	10/29/2019 1:50 PM
251	short term rentals are in so many different ways - they are appropriate in most neighborhoods with proper owner management and oversight.	10/29/2019 1:34 PM
252	No tax payer land should be	10/29/2019 12:28 PM
253	The biggest impact is noise and holiday makers invading a quiet residential community, towns like Eldorado Springs are filled with small single family homes, we work and we sleep, adding partying visitors is not a good fit. A more remote location may not have such an impact on the neighbors. Please remember we all behave differently on holiday, we get lost, wander into peoples gardens, stay up late and indulge. We often sleep more in a holiday home that's we would a private home sind entrees not so many possessions. My neighbor tried AIRBNB they advertised a. tiny apartment as sleeping 4 adults, long term it rents to a single person. This increase in people sleeping in tiny units impacts the neighbors with parking, outside noise and partying.	10/29/2019 2:22 AM
254	Anywhere requirements are meant.	10/29/2019 12:40 AM
255	No place	10/28/2019 11:42 PM
256	not appropriate	10/28/2019 11:39 PM

Q6 If the county continues to allow short-term rentals, is there an overall density or total number of rentals that the county should allow? What implementation approach would make the most sense? Select all that apply.

Answered: 1,482 Skipped: 85



ANSWER CHOICES		RESPONSES	
County-wide cap		17.00%	252
Cap within each subdivision or historic townsite		31.85%	472
Spacing requirement (e.g., there must be _ feet between approved short-term rentals)		20.51%	304
There should not be caps or spacing restrictions		49.12%	728
Other (please specify)		12.69%	188
Total Respondents: 1,482			

#	OTHER (PLEASE SPECIFY)	DATE
1	hotels, motels, hostels, apartments (both long + short term) are designed for these numbers + activities	12/4/2019 6:39 PM
2	Short term rentals should not be allowed in high fire risk areas, particularly- in the mountains and other areas not easily accessible by fire fighters	12/4/2019 5:28 PM
3	Availability of patron/guests will determine rental cap	11/29/2019 7:37 PM
4	Not cap or restriction on curreent structures, control of new builds	11/25/2019 1:45 AM
5	The County will certainly be the catalyst to neighborhood disintegration by allowing short-term rentals. In our neighborhood, there are about 200 homes. If each one were to be allowed to have a short-term rental or run household hotels, we would be overrun with strangers, have to suspect every car that we don't know, and deal with uncertainty of people in our neighborhoods coming off the internet. The traffic and dis-ease with unknown strangers I see next door from my neighbor's airbnb is unsettling. If my neighbor can run a hotel, the argument could be made that everyone should be able to run a customer based business at their house (hair parlors, catering, etc.), further degrading any sense of neighborhood. Perhaps there is a lottery once a year and 10 homes out of 200 get to have a license. And or the licenses are very expensive so they are valued and represent a good portion of what someone is making on the airbnb at the expense of the neighbors.	11/25/2019 12:44 AM
6	Please regulate the amount of people that are using their wealth to profit while not being regulated like hotels and bed & breakfast. The homeless crisis is disgusting and yet the wealthy continue to profit an inflate our little town which cannot handle the volume or traffic that flows through at times.	11/24/2019 7:20 PM
7	Any caps should be rational and not arbitrary by geographic location or type Of setting	11/24/2019 7:13 PM
8	Caps and restrictions will cause unnecessary spend of tax dollars to design and implement.	11/24/2019 3:58 PM

9	Only allowing short-term rentals in homes that are the owner's permanent residence will limit the number of places available to rent naturally. This could be coupled with a maximum number of days per year that the home is allowed to be rented. This would still help to maintain a sense of community using regulations already in place rather than adding regulations that require lots of administrative oversight.	11/24/2019 1:02 AM
10	Number of properties owned by a single owner. Should not exceed 2 or 3. No large corporations owning rentals.	11/23/2019 8:01 PM
11	As a short term rental property, we do not welcome curbing business in this way. We believe the free market, ie 2 million visitors per season and growing, should determine the densities that are appropriate to service this industry.	11/23/2019 5:17 PM
12	As a short term rental property, we do not welcome curbing business in this way. We believe the free market, ie 2 million visitors per season and growing, should determine the densities that are appropriate to service this industry.	11/23/2019 5:08 PM
13	This is more behavior driven: The situation surrounding the short term rental will dictate the clientele which will then dictate the potential misuse of the space. So, the regulations should prevent behaviors, not locations. This is hard to accomplish so, by default, some problem location may need to be regulated more closely.	11/23/2019 5:02 AM
14	no restriction of any kind for owner occupied	11/23/2019 4:11 AM
15	Property owners should be able to use their property as they like.	11/23/2019 2:34 AM
16	Caps on how many short term rentals per home owner - I think one short term rental home (or two or three if it's a mother in law on same property etc). I don't think someone should be allowed to buy multiple properties just to rent short term and take away opportunities for others to own homes	11/23/2019 1:55 AM
17	hybrid of spacing and density of community. ie - where homes are closer together allow more but not over dense.	11/23/2019 1:54 AM
18	A "cap" would not be fair as many "designated" as temp rentals are never used that way. This would take a more lengthy discussion.	11/23/2019 1:54 AM
19	Appropriate parking availability for the units so there is no impact on residents' ability to park within their own community.	11/23/2019 1:47 AM
20	#of rentals per capita: ie too many listings in Longmont drove prices down by 50% for original complying hosts	11/23/2019 1:21 AM
21	I don't want to see investors invade the market and drive prices up.	11/23/2019 1:05 AM
22	Number of properties per owner so that one person can't buy and rent numerous properties. A primary resident on their primary property should have more options.	11/23/2019 1:00 AM
23	These caps are too arbitrary—some larger houses can easily accommodate more guests.	11/23/2019 12:27 AM
24	Airbnb should be in nice neighborhoods and NOT just flop houses.. I have a clean home and surroundings for my guests.	11/22/2019 11:55 PM
25	NONE! Again, home owners did not buy a house to have a motel/hotel right next to them. This is out of control and the county must step in to end this.	11/22/2019 11:52 PM
26	Caps within a subdivision would be challenging, though there it HAS TO be limited. First come first serve would create its own set of problems and is not equitable and would impact costs and behavior. Not sure what the best approach to limit would be. Lottery?	11/22/2019 4:04 AM
27	Based on Neighborhood review	11/22/2019 1:30 AM
28	one short term rental in a one mile radius	11/22/2019 1:04 AM
29	one short term rental in a one mile radius	11/22/2019 12:25 AM
30	Just know that when a home is rented to short term renters, there should be no further sharing of already existing wells or septs, thus overloading those systems	11/21/2019 11:24 PM
31	Problem with any cap would be its first-come first-served nature. I can imagine a person not presently in financial need wanting to list as a b&b 5 years from now bumping up against a cap. Could such a person appeal, or have to wait until a previous rental owner died or moved away?	11/21/2019 8:11 PM
32	Each area or subdivision should be able to vote to determine how many short-term rentals they would like in their area	11/21/2019 6:54 PM
33	A distinction should be made between a rental wherein the OWNER lives full time, and a rental NOT owner occupied.	11/21/2019 6:48 PM
34	There should be a cap per localized area per night. It should not be the case that you can't get a permit because your neighbors got there first. Consider a street with 8 houses on which 7 have permits for short term rentals. Out of respect for the neighborhood (noise, safety, traffic), only 3 (or a similarly small number) of the permits should be allowed to rent on any given night. This allows everyone in the neighborhood to benefit from having short term rentals without overwhelming imposition on the rest of the neighborhood.	11/21/2019 5:37 PM
35	No cap - Let the market and the property owners decide	11/21/2019 5:10 PM

36	Any spacing requirements need to be specified as multiples of the average property radius (size) in that rural area. Many mountain properties are 5 to 10+ acres, but when all but a few houses on a road are short-term rentals, then traffic, fire danger, etc. skyrockets in a place that used to see few if any visitors. The character of a neighborhood changes dramatically even though the distances are larger than they would be in a town.	11/21/2019 5:07 PM
37	Allowing short term rentals ONLY in owner-occupied dwellings should help naturally limit the density, and perhaps no other limit would be needed.	11/21/2019 4:54 PM
38	I came to an unincorporated part of the county to get away from the high density cities. It is bad enough that density is increasing, but short term rentals with people who don't care about our solitude and peace and quiet bothers me.	11/21/2019 4:02 PM
39	NO PARTY HOUSES OR DRUG MANUFACTURING RENTALS	11/21/2019 3:31 PM
40	Number of days rental cap	11/21/2019 1:03 PM
41	myob	11/21/2019 8:48 AM
42	Possibly hybrid of spacing and cap in specific areas	11/21/2019 5:35 AM
43	No rentals unless the owner lives in the place at least 75% of the time. Yearly renewal of certificate of occupancy required.	11/21/2019 1:40 AM
44	parking space	11/21/2019 1:35 AM
45	Not sure how you can make cap equitable as early entrants would get a lock on that opportunity. If you have county-wide cap, which does make sense, then it needs some geographic spread considered. Also, perhaps a renewal consideration or license expiration? Example: my neighbors have several STRs going and as result (due to hypothetical cap), I can't do one on my property because our neighborhood cap has been met/is being used up by them. Do they get it in perpetuity and I never get the chance? Some caps are needed but careful management consideration needs to be made.	11/20/2019 10:18 PM
46	Need to be licensed and approval granted on an individual basis after reviewing the impacts	11/20/2019 5:19 PM
47	Ideally short term rentals are not allowed, but for some there are compelling reasons to do so.	11/20/2019 5:13 PM
48	There should be a way to identify specific problem properties or owners. I don't think all short-term rentals are problems, but more the policies under which they are rented.	11/20/2019 4:37 PM
49	There's no evidence I have seen that these are required in the County at this time. Definitely needed in Boulder, Louisville, Longmont, Lafayette.	11/20/2019 1:18 PM
50	License rentals and charge enough to cover costs of administering; strong enforcement of: # of occupants, # vehicles, quiet hours, etc., and loss of rental license for repeat violations.	11/20/2019 6:07 AM
51	Within incorporated district	11/20/2019 5:07 AM
52	Any caps should be on unit days available for booking - lots of folks use these to fill property for only a short portion of the year. It seems that it would be ideal to waive a limit if your primary residence is on the property or that you occupy the residence for >6 months of the year. So caps only should be placed on dwellings that are used as full time short term rentals, and then maybe the ideal thing to do is limit a rate of new applicants. In towns like Crested Butte, short term rentals went from 20-65% over night, and it seems that the rate of change is what really hurt the town's capability to attract low-income workers.	11/20/2019 3:31 AM
53	there should be communities that are exempt from ANY short term rentals. Put the Short term rentals in the same subdivision that all the other motels and hotels are at. Private subdivisions should not all investors to start up STR's within their boundaries.	11/20/2019 3:07 AM
54	None	11/20/2019 2:31 AM
55	They should be allowed only when the property owner is the primary resident.	11/20/2019 1:48 AM
56	caps just mean that the first in gets to keep going and limits opportunities to others.	11/20/2019 1:01 AM
57	No where. See earlier response.	11/20/2019 12:48 AM
58	There should be a cap, but it needs more thought.	11/20/2019 12:22 AM
59	Whoaaaa! "If the county continues to allow"? What the hell do you mean? Inappropriate guiding question. Options 1-3 are totally unenforceable. Are you going to put a cap on out of state visitors that are allowed to visit Boulder County? This is pertinent against freedom of movement. Are you also putting a cap on hotel strays? How does this compete with Boulder City rules? So much wrong with this, don't even know where to start.	11/19/2019 11:31 PM
60	Limited to one unit per existing dwelling. Limit of number of units within the county, near forested areas, near National Forest areas, no multiple units on one property without a hotel license.	11/19/2019 11:26 PM
61	Primary residence should always be allowed, other structures	11/19/2019 11:23 PM
62	Caps on number of units allowed, i.e. 1 unit per privately owned, owner occupied residence. No commercial short term rentals with off site property management. Cap on capacity based on geographic location and property size. County wide cap as well as cap within each subdivision and/or townsites	11/19/2019 11:11 PM

63	<p>ction toCaps and restrictions create zoning that is not equal to all, which zoning should be. Someone who may need to rent for a short while due to circumstances may be negatively affected by caps, while someone in better economic standing could be reaping all the benefits with impact on those around them who cannot participate. Perhaps the license should be applied for yearly, without definitive renewal, to allow those in need to be able to stay in their homes. Or, a better way might be capping the # of nights rented and allowing all homes to rent for some period of time when a license is in place.</p>	11/19/2019 10:39 PM
64	2 miles between each rental. Rental can change every year or month.	11/19/2019 10:35 PM
65	no short term rentals in any areas	11/19/2019 10:21 PM
66	its not fair to tell someone why they can and can't rent there property based on a cap limit	11/19/2019 1:00 AM
67	I don't see any reason for a cap or spacing requirement at the moment.	11/18/2019 10:36 PM
68	They should be spaced far enough apart so as not to to create a hotel like environment.	11/18/2019 6:34 PM
69	No caps, however, each STR property should comply with current STR policies in the county, in all requirements. The bigger issue is folks not complying with the current STR application requirements which keeps us all on the same policies.	11/18/2019 4:02 PM
70	Those with primary residences in subdivisions and historic townsites should have say in their specific density and spacing requirements, including not having these restrictions if they do not want them. In rural areas with relatively low year-round occupancy of dwellings, setting these restrictions is nearly impossible, so I am not in favor of them.	11/17/2019 5:44 PM
71	No cap, but only allowed at primary residence where owner resides full time in the mountain communities	11/17/2019 4:21 PM
72	only issues of safety, noise and traffic need to be addressed. Each owner can have additional regulations (no smoking, no pets, etc)	11/17/2019 3:57 AM
73	No one-size-fits-all answer on this one.	11/16/2019 7:51 PM
74	It's probably a new concept to the Peoples' Republic, but ever heard of supply & demand?	11/16/2019 2:50 PM
75	How will you police this or make it fair? Why don't you let the market dictate it?	11/14/2019 11:06 PM
76	Limits should be made on number of nights per year that a single location can be used, also blackout dates - like New Year's Eve and Halloween (rowdier times)	11/14/2019 10:20 PM
77	No short term rentals.	11/14/2019 10:18 PM
78	Boulder County should gather data to determine if a cap or spacing requirement is warranted. No spacing requirements or caps should be implemented unless there is a basis for doing so. Alternatively, a cap could be put in that is far enough above the current level that no one currently planning to start an STR loses their right to do so.	11/14/2019 9:07 PM
79	there shouldn't be any short term rentals. destructive, character changing, unsafe. why destroy boulder?	11/14/2019 4:31 PM
80	Placing caps would destroy opportunity for some extra income for SO many residents. This is property we bought and own. There should be minimal restriction.	11/13/2019 12:55 AM
81	I think respectful BC residents should be able to use their properties as they wish.	11/12/2019 11:55 PM
82	allowing short-term rentals negatively affects current residents' ability to enjoy the peace and quiet we sought out to begin with. We moved out of town for the peace and quiet and recent short-term rental next door has had a negative impact.	11/11/2019 10:50 PM
83	DO NOT CONTROL THIS OR US. There is 100% upside and the argument about hotel issues is hollow. People vote with their dollars, and like uber and Lyft - EVERYONE WANTS THIS and are voting with their dollar. Use collected tax revenue to improve issues others are telling you this causes. This whole management discussion stinks of special interest groups vying for their interests	11/11/2019 7:17 PM
84	Each community is different and would not benefit from one size fits all regulations	11/11/2019 6:18 PM
85	A cap seems somehow unfair: whoever starts renting first gets to do so, and someone who wants to start later might not be allowed. I would not allow whole-house rentals and only allow spare-room rentals.	11/10/2019 8:14 PM
86	Only allow a person to own one STR in area to keep investors at bay	11/10/2019 4:05 PM
87	Depends on location. Arapahoe Ranch has good access and spacing but is seasonal. Winter lodging is limited. Each area can have it's own considerations and needs.	11/9/2019 5:46 PM
88	No short term	11/7/2019 9:03 PM
89	I support the rights of property owners, but do not support big corporations coming in to buy up real estate, reducing housing for individuals.	11/7/2019 3:03 PM
90	Disallow whole house rentals	11/6/2019 5:32 PM
91	Limits in each block/neighborhood and a limit on total number in the county.	11/6/2019 3:45 AM
92	Not sure - interested in knowing what other areas do	11/6/2019 2:44 AM

93	If caps are defined, permits must totate so ALL property owners can benefit from STR income (can't renew permit if there is a waiting list, but you can get on the waiting list for next spot available)	11/6/2019 1:28 AM
94	There should also be enforced limits to the number of times a STR can be rented in a year - for example no more than 12 times (once a month)	11/5/2019 10:34 PM
95	Number of bedrooms relying on existing septic system	11/5/2019 9:24 PM
96	Education for property owners, strict code of conducts in force, and understanding that if short-term rentals cause problems, the land owner will be held liable. Landowners should be residents of the community, at least part-time.	11/5/2019 5:45 PM
97	Caps are tough bc folks with money and multiple homes will be able to immediately participate and those who want to str their home later down the road, and potentially for a short period of time, would be boxed out	11/5/2019 2:16 PM
98	I dont believe there should be a cap, but if so it should be based on a percentage of homes in the area.	11/5/2019 2:00 PM
99	There should be residency requirements enforced and a limit on the units one person can operate.	11/5/2019 7:21 AM
100	Very restricted county wide cap with close supervision and enforcement.	11/5/2019 2:14 AM
101	I do not want to see houses being purchased specifically for full time short term rentals. I would like it to be owner occupied 75% of time or the homeowner renting out a portion of the property.	11/4/2019 9:30 PM
102	The rules should not be too arbitrary, they should be appropriate to the situation. It's easier to do a one size fits all but then you're in danger of making bad rules. Bad rules encourage people to disobey them	11/4/2019 7:52 PM
103	CAPs are difficult to administer fairly. A high-enough occupancy tax and/or one that goes up with density might allow the market to balance itself.	11/4/2019 6:17 PM
104	Only implement what you can effectively enforce	11/4/2019 6:08 PM
105	The city needs to revisit the restrictions and tighten things up because neighbors are not following the rules as it is. I am constantly running into people who openly admit that they do not follow the rules for short term rentals.	11/4/2019 5:19 PM
106	Do not allow them at all	11/4/2019 4:32 PM
107	The County has not stated the problems that might support any sort of cap. Absent valid and significant data to support a cap, the County would be regulating a problem that does not exist, which may violate property owners' due process rights. it seems no other similar counties have arbitrarily capped STRs.	11/4/2019 4:07 PM
108	I don't think caps are fair, they reward the early adopters and might inspire homeowners to permit their homes for STR for fear that the opportunity will vanish if their neighbors act first. Instead, I'd decide what the County goals are and make rules that will facilitate this outcome. For instance, if your goals are similar to my preferences from above, you could allow unlimited nights to owner-occupied homes, and restrict the number of nights allowed for others. Maybe that could be further finessed based on whether we're talking about an area that is already largely seasonal (ie, Allenspark, Riverside/PV, Eldora) vs areas that are basically Boulder suburbs (Gunbarrel, etc)	11/4/2019 3:56 PM
109	Again, the only thing that should be regulated is speculation by the already wealthy.	11/4/2019 3:45 PM
110	"County allow" ... this is a joke. It is called private property for a reason. Stay out of it.	11/4/2019 3:28 PM
111	Tax property at the com'l tax rate	11/4/2019 8:45 AM
112	ownership restrictions	11/4/2019 8:13 AM
113	Whatever is doned needs to be enforceable and done in collaboration with the Boulder County regional housing partnership. Permitting STRs will limit housing and drive up costs	11/4/2019 2:44 AM
114	It depends on if it is the homeowner renting their own property or a property management company	11/4/2019 1:54 AM
115	No regulations needed	11/4/2019 12:41 AM
116	I think these are good ideas, but implementation should be on a case-by-case basis.	11/3/2019 10:34 PM
117	A limit on rentals owned by one person or business.	11/3/2019 9:45 PM
118	the county should not allow short term rentals, they should require a one-month minimum lease.	11/3/2019 6:58 PM
119	Short term rentals, other than licensed Bed and Breakfast locations, should not be sanctioned in unincorporated Boulder County.	11/3/2019 5:58 PM
120	Why is the county taking this up? Where is the data that this is a problem?	11/3/2019 5:08 PM
121	IMO, it should be required that the owner be present during the duration of the rental.	11/3/2019 5:01 PM
122	The administrative burden and possible legal challenges to any kind of capping would be impossible.	11/3/2019 4:54 PM

123	If rules were followed that it needs to be primary residence there wouldn't be an issue. Check out current Airbnb listings. Most people are violating this rule and not providing a local experience and messing up the market.	11/3/2019 4:27 PM
124	Let each subdivision or historic townsite decide on the cap for their area	11/3/2019 3:24 PM
125	Owner must agree to be onsite when there are ANY rentals. ALL parking should be on private property. No more than 2 people at a time for no more than 10 days per year. Structure in which rentals occur must be at least 200 feet from neighbors. NO rentals within zoned residential or rural residential neighborhoods	11/3/2019 2:45 PM
126	What I don't like about spacing is who get's to be counted and who doesn't. First come, first served? Or would there be a permit and only one year out of 5 could that parcel be granted a permit?	11/3/2019 12:26 AM
127	No caps	11/2/2019 9:41 PM
128	Depends on the type of rentals that are allowed. Airbnb should be strictly limited. Other types of short term rentals should be allowed as needed.	11/2/2019 7:37 PM
129	no short-term rentals	11/2/2019 4:23 PM
130	caps create false economic modeling inflating cost and leading to unregulated rental units	11/2/2019 2:53 PM
131	NO! There should be no short term rentals for all the reasons explained above. This is unsafe and dangerous and drives our home value down.	11/1/2019 11:00 PM
132	None of these restrictions would be equal and fair to rental owners.	11/1/2019 10:52 PM
133	In general, I'm not supportive of caps, but this WILL have an impact on housing stock!	11/1/2019 10:32 PM
134	Cap of a small percentage of overall housing stock within that geographic area. 5%?	11/1/2019 9:59 PM
135	Cap for number of rental properties per owner/company.	11/1/2019 9:54 PM
136	Cap per structure, not total number of STR structures	11/1/2019 9:49 PM
137	I can imagine a cap at a street level, but the cap should be high. My worry would be that any cap would be a means for a NIMBY perspective to under-provision rentals.	11/1/2019 9:19 PM
138	See note above. This a problem that should be addressed through tax policy, not draconian regulation. Bans force citizens to go underground and hurt the law-abiding. Appropriate taxation will create a natural equilibrium.	11/1/2019 4:18 PM
139	Do you really want to police all this?	11/1/2019 3:57 PM
140	The problem with caps and spacing restrictions is that those who get their permit first preempt others from doing the same later.	11/1/2019 2:40 PM
141	Parking should be available for the number of people renting. Cap should be for neighborhoods or housing areas so there is only a certain percentage of homes available for short-term rentals. It would not be good if a whole neighborhood was available for short-term rentals.	11/1/2019 3:56 AM
142	Only allow rentals with resident landlords or managers.	11/1/2019 1:59 AM
143	Owner/renter occupied, correlation of beds to people staying there, adequate parking not on lawns.	11/1/2019 1:34 AM
144	Don't know. Insufficient knowledge.	10/31/2019 9:17 PM
145	Enough offstreet parking. Number of nights per month.	10/31/2019 5:25 PM
146	a cap seems unfair in terms of deciding who/how many but interested in learning more	10/31/2019 4:27 PM
147	Allowing people to use short term rentals will allow for the average home owner to capitalize on the large influx of people that come into the city. Rather than just letting the hotel operators gouge tourists, students and students' families.	10/31/2019 3:50 PM
148	Market demand will determine	10/31/2019 1:29 PM
149	None needed. Market conditions will take care of this. Boulder County has very expensive hotels and motels.	10/31/2019 12:44 PM
150	You should mind your own business till it is an issue	10/31/2019 11:19 AM
151	Also make individual property owners subject to losing the right to have rentals if the county receives complaints about their renters(such as for noise, speeding, improper parking, etc). 1 warning and then their ability to rent the property should be revoked for a long period of time, for example 2+ years.	10/31/2019 3:14 AM
152	County (and state) should require the Air BNB and similar enabling companies (or the owners) to publicly post how many rental nights they've had for the last year--and what dates these were. These should automatically turn red and/or flag the County when regulations for # of nights in a period are exceeded.	10/31/2019 2:48 AM
153	I don't think there should be a cap, but they should be monitored and complaints by neighbors should be taken seriously.	10/31/2019 1:13 AM

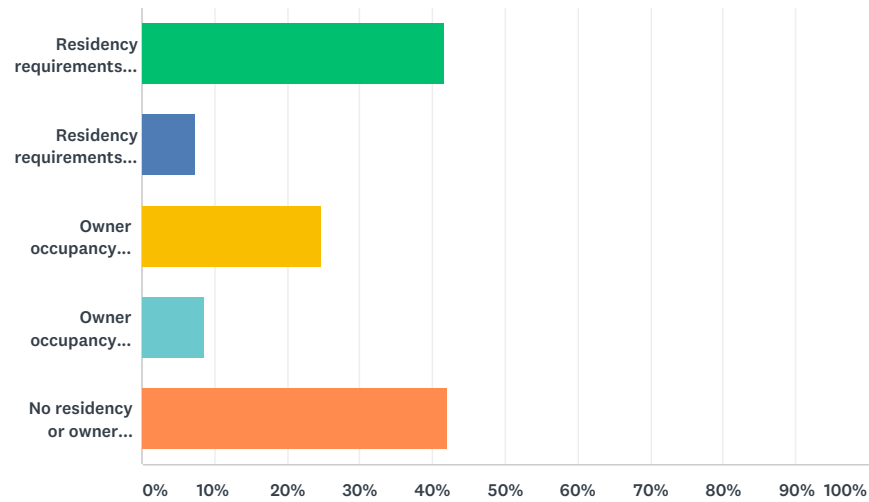
154	I'm possibly in favor of a cap, but think that the market will naturally prevent over saturation. The exception is in places with major tourism appeal like Crested Butte, Breckenridge, etc. But does Boulder County really have that? Maybe Eldora, but more STRs might improve their business and the local economy? Who knows? I do think regulations should be passed gradually after careful data gathering. Don't regulate it until you know it's necessary.	10/30/2019 11:39 PM
155	NOT in favor of short term rentals	10/30/2019 11:35 PM
156	Every home owner should have the right to rent their property for extra income at least part of the year	10/30/2019 10:02 PM
157	Should be a percentage required to meet minimum residential accessibility standards.	10/30/2019 9:25 PM
158	Ownership should be required to be individual homeowners - not a business owning several rental homes.	10/30/2019 9:08 PM
159	The enumerated approaches lead to arbitrary limitations. Short term rentals can take affordable longer term rentals off the market, put more traffic on privately maintained roads and can disrupt communities. Limitations should address those aspects.	10/30/2019 9:03 PM
160	This is a difficult issue to achieve balance between housing/long-term rental impacts and individual property rights.	10/30/2019 9:01 PM
161	Common sense says there has to be reasonable space, traffic, noise and environmental impact consideration.	10/30/2019 8:47 PM
162	Spacing limitations mean that only one homeowner can benefit. Unincorporated BoCo is, by and large, less dense. The issue is when a property is ONLY a STR, as opposed to an ADU or other repurposed structure or unique rental like a tiny house or trailer	10/30/2019 8:22 PM
163	It doesn't appear there is a fair way to do this without infringing on individual's rights or causing a flood to enter the market just to "hold the space."	10/30/2019 8:03 PM
164	owner occupancy requirement for full home rentals (i.e. owns and resides at that address at least 180 days/year)	10/30/2019 7:58 PM
165	DON'T ALLOW	10/30/2019 7:24 PM
166	This is really dependent upon the area...for example, if all condos in a building are purchased by property owners that only want STRs, then that could impact the affordable housing available to the community overall. I would like to see restrictions support this assessment of impact to affordable housing availability and then cap according to that assessment.	10/30/2019 7:00 PM
167	There should not be short term rentals unless you are in a motel or hotel zone.	10/30/2019 6:54 PM
168	Neighbors should be notified and able to express opinions prior to licensing.	10/30/2019 6:54 PM
169	Caps or spacing requirements favors early movers and will result in a "market" for approvals.	10/30/2019 6:41 PM
170	Any caps will create an issue of how the restrictions will be admin fairly. If a developer buys 20 properties in a community and starts their own AirBnB, and a retiree in the saome area is prohibited from renting out her spare room because it exceeds the cap, that would be highly unfair. Is there a way to fairly qualify potential leasors?	10/30/2019 6:37 PM
171	In subdivisions, I understand spacing, but in rural areas, the rentas truly don't affect anyone and bring so much tourism to Boulder County. Travelers love the Colorado Mountain experience	10/30/2019 6:07 PM
172	I think anyone should be able to rent their home, but if it's a full time Airbnb then neighbors should have a say on limitations if they are uncomfortable by it.	10/30/2019 1:25 AM
173	Geographically based caps make sense but there should be distinctions made between periodic short-term rentals (<10 weeks/yr) vs on-going short term	10/29/2019 10:45 PM
174	Many others, including owner residency requirement, number of visitors per site, permits that are actually policed, fire restrictions, etc. Many things.	10/29/2019 7:37 PM
175	All of the above are appropriate. There should be a county-wide cap and spacing limitations as defaults as well as more specific limitations that address the needs of unique areas.	10/29/2019 7:05 PM
176	No rentals	10/29/2019 5:29 PM
177	STR's should not be allowed in subdivisions, period.	10/29/2019 4:34 PM
178	Caps seem like a way to encourage applications so folks don't get left out of something they have no current need for	10/29/2019 4:31 PM
179	Overall caps are not appropriate. It is the impact on close neighbors that is most important.	10/29/2019 4:24 PM
180	This really is not an issue in the county	10/29/2019 4:10 PM
181	NONE	10/29/2019 3:32 PM
182	If we must have caps, I'd like them to be relatively loose (e.g., permissive) and applied at the local-subdivision level	10/29/2019 2:25 PM
183	There should not be caps or spacing restrictions at present but the county should retain the ability to regulate that in the future if communities broadly agree that's necessary	10/29/2019 2:21 PM
184	This should not be allowed	10/29/2019 12:28 PM

185	If a property does not have enough parking for every adult guest then it should not be allowed to be a vacation rental, please remember 4 guests can mean 4 vehicles, a tiny town like Eldorado Springs cannot handle this many additional visitors or cars, many homes have zero parking.	10/29/2019 2:22 AM
186	Different requirements for larger acreage	10/29/2019 12:40 AM
187	If you allow them, a cap is unconstitutional	10/28/2019 11:39 PM
188	If a home owner meets requirements listed on the county application and demonstrates respect for neighbors and community ... then, not a problem	10/28/2019 11:17 PM

Attachment D

Q7 What residency and owner occupancy requirements are most appropriate for short-term rentals in unincorporated Boulder County?
[Note: residency requirements would mean that the owner must reside at the residence for at least some period of the year to be determined. Owner occupancy requirements would mean that only a portion of the residence or an accessory dwelling unit could be rented and the owner must be present.] Select all that apply.

Answered: 1,451 Skipped: 116



ANSWER CHOICES	RESPONSES	
Residency requirements for all short-term rentals	41.63%	604
Residency requirements only in certain areas	7.37%	107
Owner occupancy during periods of rental for all short-term rentals	24.60%	357
Owner occupancy during periods of rental only in certain areas	8.48%	123
No residency or owner occupancy requirements	42.11%	611
Total Respondents: 1,451		

Q8 If you noted that there should be residency requirements for all or some parts of the unincorporated county, what should those requirements be? For example, the owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy, etc.

Answered: 820 Skipped: 747

#	RESPONSES	DATE
1	Those who inflict this use of land should be present at all times to troubleshoot problems, and to insist upon maintaining the character of where people live their lives- it should not be left to residents of the community to protect themselves from the continual waves of people who are not invested in the character of their neighborhood.	12/4/2019 6:39 PM
2	For safety reasons- the owner should reside or be in close proximity during any occupancy	12/4/2019 5:28 PM
3	30 days per year	12/1/2019 8:19 PM
4	Owner residence for at least 16 weeks of the year (those weeks need not be consecutive) seems consistent with the concept of SHORT term rentals.	12/1/2019 12:03 AM
5	While it is desirable that an owner be present some of the time it is not essential. How many other businesses (lodging or otherwise) are required to have an owner present?	11/29/2019 7:42 PM
6	30 days	11/29/2019 4:13 AM
7	335 days a year	11/28/2019 7:41 PM
8	The owner must reside at the residence anytime the property is rented.	11/28/2019 4:52 AM
9	30 days	11/26/2019 4:14 AM
10	30 day occupancy is good	11/26/2019 12:57 AM
11	Owner must reside in residence for at least 90 days per year.	11/25/2019 7:16 PM
12	Onsite owner-occupied and managed business. General nuisance restrictions, violations that are stiff enough to want to avoid breaking, and considerations given for areas that are not as accessible due to weather, terrain, or special-area or site conditions.	11/25/2019 6:04 PM
13	90	11/25/2019 4:33 PM
14	Owner should be in the house when renters are not. These are "short term rentals", not 1 room hotels	11/25/2019 4:27 PM
15	Owner should reside at the residence more than 50% of the time.	11/25/2019 2:37 PM
16	40	11/25/2019 5:45 AM
17	The owner must reside at the residence for at least 90 days a year or 30 days in areas with predominantly seasonal occupancy	11/25/2019 2:45 AM
18	The owner must be a resident for at least 6 months. I want community members to not let people that exploit the community for profit	11/24/2019 7:23 PM
19	200 days per year, owner occupied	11/24/2019 7:20 PM
20	Need to have more information on arguments for and against including time frames to make a reasonable suggestion here — it is unlikely that one size will fit all. Data should be gathered from other communities and rules should be evidence-based and subject to periodic review and revision.	11/24/2019 7:19 PM
21	yes	11/24/2019 5:48 PM
22	Reside for 30 days minimum	11/24/2019 5:12 PM
23	The owner should live on the property site to oversee it- permanently. Should not be allowed to run it like a hotel but as a B&B - knows their guests and what they are doing at all times.	11/24/2019 5:07 PM
24	at least half of the time	11/24/2019 4:59 PM
25	owner must reside in residence for 50%+ time of the year.	11/24/2019 4:58 PM
26	The owner should be living in the house or apt.	11/24/2019 4:35 PM
27	N/A	11/24/2019 4:00 PM
28	owner must reside at least 20 days per month	11/24/2019 3:59 PM
29	90 days per year	11/24/2019 3:43 PM
30	Idk	11/24/2019 6:07 AM
31	Sure	11/24/2019 5:18 AM

32	Owner must reside at residence for at least 90 days a year	11/24/2019 5:11 AM
33	At all properties, the owner must reside at the property for at least 50% of the year, or 183 days each year.	11/24/2019 1:13 AM
34	The owner must reside at the residence for at least 300 days per year.	11/24/2019 12:06 AM
35	4 month occupancy	11/23/2019 11:44 PM
36	In high-density areas where sound travels into other people's homes, the owner must reside at the residence for at least 30 days a year.	11/23/2019 11:10 PM
37	Must reside in the property at least 50 percent of the year.	11/23/2019 10:28 PM
38	At least 30 days per year, 14 days during peak seasonal occupancy	11/23/2019 9:33 PM
39	Residency required for 90 days/year...I don't have a strong feeling about this, nor do I know the ramifications.	11/23/2019 9:31 PM
40	None	11/23/2019 8:42 PM
41	Owner must reside for half the time.	11/23/2019 8:37 PM
42	minimum of 90 days per year	11/23/2019 8:27 PM
43	NA	11/23/2019 8:02 PM
44	Owner occupant should be full year resident.	11/23/2019 7:45 PM
45	N/A	11/23/2019 7:30 PM
46	Owner resides two weeks a month the entire year.	11/23/2019 7:24 PM
47	Yes at least 90 days a year	11/23/2019 6:53 PM
48	None	11/23/2019 5:51 PM
49	Yes, the owner must reside at the residence for at least 30 days a year	11/23/2019 5:02 PM
50	Owner must reside at the residence for at least 30 days a year in areas with predominately seasonal occupancy. Where it is not an area with predominantly seasonal occupancy, I think the residency requirement should be higher, 2-3 months? Not sure, but I'm in favor of not promoting strictly short term rental investments.	11/23/2019 4:58 PM
51	I think people behave better when the owner is on-site or close by. 30 days is the absolute minimum.	11/23/2019 4:57 PM
52	I did not. I guess if a property isn't being managed well, the same requirements and enforcement should be applied as with long-term rentals.	11/23/2019 4:55 PM
53	At least 6 months	11/23/2019 4:46 PM
54	NA	11/23/2019 4:33 PM
55	This requirement should not be part of the ruling except on an individual basis.	11/23/2019 3:36 PM
56	30 days	11/23/2019 3:35 PM
57	0	11/23/2019 3:30 PM
58	No requirements necessary	11/23/2019 3:30 PM
59	Owner must reside for at least 30 days a year.	11/23/2019 2:53 PM
60	n/a	11/23/2019 2:12 PM
61	90 days	11/23/2019 1:59 PM
62	60 days per year	11/23/2019 1:53 PM
63	n/a	11/23/2019 1:39 PM
64	The owner must reside in or within a short distance of the short term rental at all times.	11/23/2019 1:05 PM
65	.	11/23/2019 12:20 PM
66	a minimum of 2 weeks continuously per year during any seasonal period	11/23/2019 11:50 AM
67	At least 30 days	11/23/2019 8:13 AM
68	Owner must live a minimum of 3 or 4 months a year onsite.	11/23/2019 7:59 AM
69	Owner should reside at the home primarily. Can be rented for 90 days/year or less.	11/23/2019 6:32 AM
70	None.	11/23/2019 6:06 AM
71	Primary residence, 120d short term cap.	11/23/2019 5:51 AM
72	Owner should live in home 30 days a year.	11/23/2019 5:51 AM
73	30 non consecutive days	11/23/2019 5:49 AM
74	4 months per year	11/23/2019 5:41 AM
75	Owner should be present in home at least half the year	11/23/2019 5:12 AM

76	We don't think there should be residency requirements. We fell in love with the area where our cabin is located 16 years ago. We are going to retire to our cabin within 10 years but, due to life situations (three teenage daughters!), we cannot spend as much time there as we would like. So, we visit when we can and then rent it to others, like us, that are building memories in our cabins location. Also, during our yearly vacations to this area over the last 16 years we utilized short term rentals and that is what allowed us the opportunity to visit this area more often with our family.	11/23/2019 5:08 AM
77	owner must reside at least 6 months out of a calendar year	11/23/2019 4:52 AM
78	Most of the time owners occupy the residence 5/12 months	11/23/2019 4:25 AM
79	30 days is not adequate.	11/23/2019 4:13 AM
80	The same rules that apply to incorporated Boulder should apply to unincorporated. Why treat them differently?	11/23/2019 4:07 AM
81	That the owner take full responsibility for the home and short term renters by checking in or living in the immediate area occasionally.	11/23/2019 4:01 AM
82	Owners should be present to supervise rentals	11/23/2019 3:33 AM
83	I think the home owner should be able to choose to rent when they want. No limits to the amount of days. Some people might like to travel for a year or two, they should have the option to rent short term for that entire time.	11/23/2019 3:32 AM
84	Yes	11/23/2019 3:28 AM
85	6 months	11/23/2019 3:25 AM
86	owner should reside in or near the rental property when it is rented out	11/23/2019 3:25 AM
87	Home must be primary residence. Homeowner must be physically present at property for at least 45 days a year.	11/23/2019 2:56 AM
88	Owner must reside at least 30 days a year.	11/23/2019 2:51 AM
89	6 months of the year	11/23/2019 2:51 AM
90	at least 3 months	11/23/2019 2:50 AM
91	requirements on occupancy are unrealistic and unenforceable	11/23/2019 2:46 AM
92	No requirements. Please let homeowners use their property as they like.	11/23/2019 2:39 AM
93	Owner-occupied. No outside investors or rental arbitrage.	11/23/2019 2:20 AM
94	300	11/23/2019 2:19 AM
95	Owner must reside 20% of the time	11/23/2019 2:19 AM
96	More than residency or occupancy, I'd like to see some regulation that prohibits a short term rental in a home not owned by someone already living in Boulder County. It could be a primary home or an investment property, but owned by someone living in Boulder County. In other words, a regulation prohibiting out-of-county property investor from buying property earmarked specifically for short term rentals in unincorporated areas.	11/23/2019 2:08 AM
97	Owner should reside at residence at least 30 days a year	11/23/2019 2:04 AM
98	Owner should reside 50 % of the time	11/23/2019 1:59 AM
99	owner must reside when there are short term rentals or must reside half of the days of the month in the residence	11/23/2019 1:57 AM
100	335 days per year	11/23/2019 1:56 AM
101	I believe there should be some residency requirements, however, this is another conversation topic. We certainly don't want people who don't live here running "properties"	11/23/2019 1:56 AM
102	Minimal requirements in low density areas.	11/23/2019 1:55 AM
103	I think it is appropriate for owners to be present for part, of not all the time the unit is rented... At least close by so they are aware and engaged with their guests.	11/23/2019 1:50 AM
104	30 days	11/23/2019 1:37 AM
105	Owner must reside ON premises. The original spirit in which ABB was founded was to support a shared economy. It has morphed into a high \$\$\$ making business for money mongers using loopholes for ONLY their own gain. Hosting is not hosting when no owner is present. If BoCo allows non-owner occupied residences to be allowed, THEY should be held to a higher standard & pay a higher sales & usage tax rate. ABB is a cottage industry gone wild, at the expense of local rental markets worldwide.	11/23/2019 1:27 AM
106	Owner should be around most of the time.	11/23/2019 1:20 AM
107	Na	11/23/2019 1:19 AM
108	Owner should be there.	11/23/2019 1:11 AM
109	180 days	11/23/2019 1:07 AM

110	6 months per year. I want to keep enough units for long term rentals and this would help with that.	11/23/2019 1:03 AM
111	Unsure	11/23/2019 12:53 AM
112	None	11/23/2019 12:50 AM
113	That sounds good. 30 days.	11/23/2019 12:47 AM
114	Owner occupied	11/23/2019 12:44 AM
115	yes	11/23/2019 12:36 AM
116	No requirements because that defeats our purpose for caring for my husband and using the funds we gain through renting to cover our housing when we take him to specialists in another state. The occupancy requirement would hurt us and likely force us to sell.	11/23/2019 12:36 AM
117	I don't think there should be any requirements	11/23/2019 12:22 AM
118	Owner on site.	11/23/2019 12:16 AM
119	I would say 6 to 8 months per year.	11/23/2019 12:10 AM
120	Owner must reside at property for at least 30 during the years	11/23/2019 12:01 AM
121	I do not support any short term rentals regardless of an owner residing at the house. Again, this is nothing more than a money-making venture that sucks the resources from the county and leaves home owners left with the nuisance of this ridiculous scheme.	11/22/2019 11:57 PM
122	Owners must reside at the residence 300 days per year	11/22/2019 11:56 PM
123	30	11/22/2019 11:26 PM
124	Non	11/22/2019 11:25 PM
125	Owner occupancy minimum 3/4 of the year	11/22/2019 11:23 PM
126	not sure 30 days	11/22/2019 11:22 PM
127	No residency or occupancy requirements	11/22/2019 11:19 PM
128	Owner should reside at the residence for 6 months out of the year.	11/22/2019 11:07 PM
129	N/a	11/22/2019 10:50 PM
130	owner must reside 5 months during a year in mountain/remote areas	11/22/2019 10:36 PM
131	Six months	11/22/2019 8:49 PM
132	not sure	11/22/2019 6:11 PM
133	180 days	11/22/2019 5:47 PM
134	300 days/year	11/22/2019 5:43 PM
135	should be primary residence with some short term rental	11/22/2019 4:59 PM
136	like to have property owner present during the rental period thought this was the initial idea behind airbnb	11/22/2019 4:51 AM
137	The owner must reside at the residence for 9 months out of the year.	11/22/2019 4:24 AM
138	Owner must reside in the house for at least 75% of the year.	11/22/2019 4:23 AM
139	Owner residency at least 6 weeks of the year	11/22/2019 4:23 AM
140	6 months a year.	11/22/2019 4:08 AM
141	60 days per year	11/22/2019 3:32 AM
142	At least 90 days per year	11/22/2019 3:22 AM
143	The owner must reside at the residence for at least 6 months a year.	11/22/2019 2:51 AM
144	Owner should reside at the property	11/22/2019 2:25 AM
145	6 months	11/22/2019 1:39 AM
146	Owner should reside onsite	11/22/2019 1:28 AM
147	owner must be all year full time resident	11/22/2019 1:08 AM
148	In areas with year round residency it should be the primary residence. Owners should in the subject property At least 50% of the season in areas with seasonal residency	11/22/2019 12:42 AM
149	at least 30 days over a 3 year period	11/22/2019 12:41 AM
150	owner must reside in the residence for 12 months per year, i.e full time resident, i.e. not an offsite rental landlord.	11/22/2019 12:29 AM
151	60 days a year	11/22/2019 12:27 AM
152	Must be primary residence of owner.	11/22/2019 12:27 AM
153	200 days	11/22/2019 12:01 AM

154	75% of the year	11/21/2019 11:50 PM
155	No Requirements	11/21/2019 11:30 PM
156	Yes, 30 days	11/21/2019 11:27 PM
157	yes	11/21/2019 10:52 PM
158	Maximum rental of 30 days per year and owner to reside at least 300 days/year. Otherwise, sublease or long term rent it.	11/21/2019 10:47 PM
159	Thinking that the owner should still be considered a neighbor and possibly more considerate of impact	11/21/2019 10:42 PM
160	Owner must reside at residence for six months or more each year.	11/21/2019 10:05 PM
161	9 months	11/21/2019 10:02 PM
162	Owner must reside there for 3 months out of the year	11/21/2019 10:00 PM
163	Not sure	11/21/2019 9:52 PM
164	na	11/21/2019 9:41 PM
165	Owner should reside in residence 4 consecutive days a month with no more than 5 weeks between periods (ie you can't stay 12/30, 12/31, 1/1, and 1/2 and then not return until late February.	11/21/2019 9:37 PM
166	I prefer the owner be present during rental but barring that, they should live there 3-4 months to be part of the community.	11/21/2019 9:18 PM
167	As above	11/21/2019 9:11 PM
168	Owner must reside at the residence for at least 90 days of the year.	11/21/2019 9:11 PM
169	None	11/21/2019 8:59 PM
170	Owner must reside full-time in residence before short-term rentals are allowed.	11/21/2019 8:58 PM
171	30 days/year seems too short for seasonal occupancy or other regular part time use by anyone who is resident enough to understand and manage the issues of the community. I'd lean towards 75-90 days at least. Those people really use the property and are more likely to have a good understanding of the property and the neighborhood.	11/21/2019 8:31 PM
172	Owner must reside at least 6 months a year	11/21/2019 8:29 PM
173	Owner should reside in the residence for over half of the year.	11/21/2019 8:28 PM
174	The owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy, and at least 9 months in areas where year-round occupancy predominates. In no case should an absentee landlord be allowed to use a property as a short-term rental.	11/21/2019 8:11 PM
175	Owner residency should be consistent with other homes in the neighborhood i.e. if most homes are owner occupied year round then the short term rental property should be the owner's primary residence.	11/21/2019 7:45 PM
176	The owner must reside at the residence for at least 90 days a year in areas with predominantly seasonal occupancy.	11/21/2019 7:39 PM
177	This should again be based on the local residents desires but the owner should be required to inspect the residency on a min yearly basis and have a property management entity identified that can be contacted by local residents at all times.	11/21/2019 7:02 PM
178	Owner must reside in residence	11/21/2019 6:51 PM
179	Residency required 6months of year, and while rental is occupied.	11/21/2019 6:39 PM
180	resident should reside for at least 4 month of the year	11/21/2019 5:42 PM
181	See my comments about caps. I realize they may be complicated, but the caps address my concerns about being respectful to neighbors. I see no reason for the county to impose residency/occupancy restrictions in an attempt to prevent people from trying to use properties for investment income, again, so long as they do so in a way that respects the neighborhood with appropriate caps and safety measures.	11/21/2019 5:41 PM
182	The number seems less important than the requirement itself but 60-180 days seems like a good range.	11/21/2019 5:14 PM
183	The owner must be present on the property. The airbnbs in our neighborhood lack accountability. We have owners that rent the property. The renters advertise the property as an airbnb, then later sublease the property. The sublesser then advertises the property as an airbnb. Even if the renter or sublesser are present, there is no accountability when there are problems. They simply delist the property, say its all good, then relist it later. This is a pattern followed by more than one airbnb property.	11/21/2019 5:13 PM
184	I think that the residency requirements should be a minimum of the time rented. That is to say if the house is occupied 90 days a year, the owner should be there a minimum of 45 days. This just applies to short term rentals.	11/21/2019 4:15 PM
185	None	11/21/2019 4:13 PM

186	The owner must reside at the residence for at least 9 months a year in an area with predominantly year-round occupancy.	11/21/2019 3:55 PM
187	30% of the year owner occupancy	11/21/2019 3:40 PM
188	OWNER SHOULD RESIDE AT LEAST 9 MONTHS OF THE YEAR AND RESPOND QUICKLY TO ANY COMPLAINTS FROM NEIGHBORS. ALSO POLICE NEED CONTACT NUMBERS FOR ALL SHORT TERM RENTALS AND HAVE POWER TO EVICT DANGEROUS OR UNRULY RENTERS. KEEP OUR COMMUNITIES SAFE!! WE PAY TAXES TOO.	11/21/2019 3:35 PM
189	90 days	11/21/2019 3:19 PM
190	myob	11/21/2019 8:49 AM
191	Prioritize homes where a resident lives the majority of the time but rents out a portion.	11/21/2019 5:37 AM
192	90 days/year	11/21/2019 5:01 AM
193	The county shouldnt decide how a residence is used.	11/21/2019 4:59 AM
194	Owner should reside there at least 30 days a year.	11/21/2019 4:37 AM
195	undecided	11/21/2019 3:27 AM
196	Owner must reside at least 60 days for the year.	11/21/2019 3:22 AM
197	30 days	11/21/2019 3:18 AM
198	Residency should be required but not necessarily by the owner. 6 months of star's rental and 6 months of a 6-month signed lease by a tenant.	11/21/2019 2:32 AM
199	90 days	11/21/2019 1:41 AM
200	The owner must reside at the residence for at least 90 days a year.	11/21/2019 1:41 AM
201	It must be the primary residence of the owner. The owner must live there for at least 75% of the year.	11/21/2019 1:40 AM
202	180 days	11/21/2019 1:32 AM
203	I do not know	11/21/2019 1:19 AM
204	60	11/20/2019 11:22 PM
205	I don't know or understand all the issues impacting this detail. 30 days/year does not seem like residency in any real way. If you used a vacation home for one season, or for many weekends and a few longer stays per year, you'd be resident for at least 75 days/year or more, so that's what I'd choose without more education on the issue.	11/20/2019 11:15 PM
206	Owner must be on sight at all times.	11/20/2019 11:10 PM
207	Owner must reside in residence 6 months of the year	11/20/2019 11:02 PM
208	owner must reside in residence at least 30 days a year	11/20/2019 11:01 PM
209	Owner should reside at residence 6 months/year.	11/20/2019 10:52 PM
210	Owner must reside during the rental term.	11/20/2019 10:40 PM
211	owner must reside and/or property management company assumes responsibility AND must do surprise checks	11/20/2019 10:32 PM
212	That wasn't a great survey question because I would say owner must reside for a period of time but I don't think owner onsite is necessary in many cases, but that option wasn't given	11/20/2019 10:23 PM
213	90-days per year	11/20/2019 10:09 PM
214	A week or month is acceptable to me.	11/20/2019 10:05 PM
215	Owner should reside at residence at least 6 months out of the year to understand neighborhood dynamics, parking issues, dog leash laws and know who would get along with their neighbors. Past experience has young people renting out house with all elderly neighbors. It did not go well.	11/20/2019 9:29 PM
216	150 days per yr	11/20/2019 8:23 PM
217	60	11/20/2019 5:39 PM
218	Up for discussion as not sure at this time	11/20/2019 5:22 PM
219	30 days seems reasonable, though variances could be issued. The goal to to someone from having a string of short term rentals as a business. This would drastically alter neighborhoods.	11/20/2019 5:17 PM
220	Owner should occupy 5 months of the year or more.	11/20/2019 4:40 PM
221	year-round residency	11/20/2019 4:32 PM
222	Residency requirements for at least 6 months.	11/20/2019 4:26 PM
223	I am not sure what the requirements should be, seems like we should follow suit of other jurisdictions thinking about this issue.	11/20/2019 4:16 PM
224	30 days a year at least.	11/20/2019 4:14 PM

225	6 montus	11/20/2019 4:07 PM
226	At least 30 days per year	11/20/2019 3:47 PM
227	Owner must reside at residence at least 120 days per year	11/20/2019 3:40 PM
228	7 months residency required	11/20/2019 3:31 PM
229	Should reside 4 months	11/20/2019 3:16 PM
230	Owner must reside at residence 80% of the time.	11/20/2019 2:17 PM
231	60 days	11/20/2019 1:28 PM
232	Residency requirements are onerous, difficult to enforce, and unfair in terms of application. It is simply a broad measure designed to reduce overall the number of short-term rentals without regard to impact on individual circumstances. The limited special use process that is required at already far too low a level of rental activity in the unincorporated County is exclusive enough.	11/20/2019 1:23 PM
233	30 days	11/20/2019 1:09 PM
234	None	11/20/2019 12:51 PM
235	No requirements or restrictions	11/20/2019 12:36 PM
236	30 d	11/20/2019 5:37 AM
237	At least 8 months residency using a rolling calendar	11/20/2019 5:10 AM
238	30 days a year	11/20/2019 5:08 AM
239	I live all year at my residence, but am happy for the crucial income of my occasional short term rental. So I think that the owners should reside at their place the majority of the year.	11/20/2019 5:02 AM
240	NA	11/20/2019 4:31 AM
241	Owners should be on the property. I don't want to see properties being bought up by investors and then rented out. When the owner is on premises, it forces a better situation between neighbors and keeps a better eye on the rental property	11/20/2019 4:28 AM
242	Owner must reside at the property long enough/frequently enough that non-renting neighbors can discuss directly to the owner if the rental is not being managed properly without involving county authorities...you know, like an actual neighbor.	11/20/2019 4:14 AM
243	I would favor owner residency at least 2 weeks of the year but NO requirement for owner residency during rental. That would make it virtually impossible for most to have a short term rental.	11/20/2019 4:10 AM
244	residency of owner should be at least 50% - 60%	11/20/2019 3:48 AM
245	owner resides for at least 30 days per year	11/20/2019 3:47 AM
246	I did not note that there should be residency requirement so why do I need to type something in?	11/20/2019 3:35 AM
247	Residency should allow you to waive caps or the like - it's an unfair burden to keep people from renting thier house on a short term basis if they live there >6 mos of the year.	11/20/2019 3:33 AM
248	Owner must live there 6 months a year	11/20/2019 3:31 AM
249	The owner should be in the home at least 270 days	11/20/2019 3:16 AM
250	owner residence 30 days a year	11/20/2019 3:09 AM
251	Owner must reside at the residence for at least 180 days a year if the residence is in a subdivision.	11/20/2019 3:09 AM
252	Owner must always reside at the residence.	11/20/2019 2:50 AM
253	Owner must reside at the residence for at least 30 days/year for residences residing in subdivisions that might cause noise or traffic issues when rented	11/20/2019 2:36 AM
254	Owner resides in, or long term rents, for minimum 11 months.	11/20/2019 2:15 AM
255	180 days	11/20/2019 2:05 AM
256	the owner must reside at the residence at least 292 days a year	11/20/2019 1:51 AM
257	Make sure to consider impact on neighborhood during school year	11/20/2019 1:24 AM
258	6 months of residency is reasonable in that those who cannot be here during certain times of year can still afford to own their property and live elsewhere at certain times.	11/20/2019 1:12 AM
259	The requirement should be that the units are privately owned by one/two individuals and not corporate owned - and a limit on how may rentals can be owned by those individuals (ie - someone can't purchase 20 homesites and rent them all - this should be for someone who is not able to occupy their residence for any reason and needs to make some income off of that residence.)	11/20/2019 1:04 AM
260	15 days per year	11/20/2019 12:41 AM
261	6 months per year	11/20/2019 12:25 AM

262	They should not be seasonal owners they should have a drivers license with mailing address where the property resides	11/20/2019 12:19 AM
263	30 day owner residency minimum	11/19/2019 11:43 PM
264	Should reside.	11/19/2019 11:33 PM
265	No. The above is too vague - "seasonal occupancy" could be defined in a variety of ways. Commercial rentals by investors and property management groups should not be allowed. Only by full time permanent residents which is the owner's primary residence.	11/19/2019 11:30 PM
266	Minimum for primary residence, or Owner must reside for 30 days per year.	11/19/2019 11:27 PM
267	30 days per year total, no restrictions on dates	11/19/2019 11:18 PM
268	owner must reside at the residence for at least 60 days a year in areas with predominantly seasonal occupancy	11/19/2019 11:14 PM
269	None	11/19/2019 11:06 PM
270	Owner must reside at least 90 days a year	11/19/2019 11:01 PM
271	7 months/year	11/19/2019 10:49 PM
272	Owner must reside at the residence for at least the amount of time required to not consider the property rental only.	11/19/2019 10:48 PM
273	240	11/19/2019 10:40 PM
274	How will you check that?	11/19/2019 10:36 PM
275	The owner must reside at the residence for at least 6 months per year.	11/19/2019 10:27 PM
276	90 days	11/19/2019 10:25 PM
277	owner should be in residence when short term rentals exist	11/19/2019 10:24 PM
278	30 days per year	11/19/2019 10:23 PM
279	owner must reside for at least 6 months of year	11/19/2019 10:21 PM
280	owner must reside at the residence for at least 90 days a year	11/19/2019 10:19 PM
281	30 days	11/19/2019 10:19 PM
282	Owner must be ON PREMISES as with ADU regulations in Denver.	11/19/2019 10:17 PM
283	Yes	11/19/2019 10:16 PM
284	Mountain and remote areas should have different regulations.	11/19/2019 7:33 PM
285	None	11/19/2019 6:38 PM
286	No reqs	11/19/2019 6:13 PM
287	they own the property, primary residence	11/19/2019 6:11 PM
288	N/a	11/19/2019 5:49 PM
289	Owner must reside in the residence for at least 50% of the year, demonstrating significant interest in upkeep of property as a residential unit, not a lodging or hotel business. If short term rentals are allowed in subdivisions, owner must occupy the property during rentals, to maintain an on-site liaison between guests and community as needed.	11/19/2019 5:45 PM
290	None	11/19/2019 3:08 PM
291	n/a	11/19/2019 12:44 PM
292	One month	11/19/2019 3:26 AM
293	I don't think the government should be telling property owners what they can or cannot do with their own property.	11/19/2019 3:24 AM
294	It should be privately owned and be a residence of the owner. For example buying a place and turning it in Airbnb, like a hotel.....has been causing problems.....	11/19/2019 3:15 AM
295	0	11/19/2019 1:02 AM
296	Owners should occupy residence year round.	11/18/2019 6:38 PM
297	No requirements	11/18/2019 5:24 PM
298	Owner must reside at the residence for 3+months/year. Would be OK with an owner owning a single residence and renting it fulltime but not more than one per person (to prevent any single entity to flood an area with rentals)	11/18/2019 5:14 PM
299	30 days	11/18/2019 4:57 PM
300	None	11/18/2019 4:16 PM
301	None	11/18/2019 4:04 PM
302	N/A	11/18/2019 2:18 PM

303	How would you police that? It is a rule you could not enforce.	11/18/2019 9:26 AM
304	They should reside in thier home for at least 30 days out of the entire year.	11/17/2019 11:43 PM
305	14 days	11/17/2019 11:25 PM
306	continuous residency	11/17/2019 10:03 PM
307	Reside most of the year	11/17/2019 10:01 PM
308	Owner resides full time	11/17/2019 9:59 PM
309	None	11/17/2019 9:36 PM
310	I think 60 days (non continuous)resident occupancy throughout the year	11/17/2019 7:48 PM
311	Owner must reside at residence at least 75 days a year.	11/17/2019 5:25 PM
312	Owner occupancy full time in mountains	11/17/2019 4:23 PM
313	Two weeks a year.	11/17/2019 8:07 AM
314	0	11/17/2019 5:37 AM
315	Owner resides 40 days per year	11/17/2019 5:11 AM
316	None	11/17/2019 4:56 AM
317	6 months	11/17/2019 3:50 AM
318	Agreed w example above	11/17/2019 1:09 AM
319	n/a	11/17/2019 12:25 AM
320	In this situation, I think implementing some level of residency requirements would encourage more investment by those who have property which may go unused, causing a drain on the owner. This provides those in this situation a productive means to generate not only income, but also taxable income which in turn benefits the county and state, rather than selling this property to someone who may use it as a part time home, with only half of the benefit. I would say that a requirement asking the owner to maintain at least part-time residency IN THE STATE would be a fair way to ensure that these properties are providing the greatest benefit to the areas in which they are located.	11/17/2019 12:19 AM
321	NA	11/16/2019 11:40 PM
322	Not sure	11/16/2019 10:22 PM
323	The owner must reside at the residence for at least 90 days a year in areas with predominantly seasonal occupancy	11/16/2019 9:59 PM
324	Na	11/16/2019 8:47 PM
325	None	11/16/2019 7:55 PM
326	Minimum if one week per year?	11/16/2019 7:14 PM
327	N/a	11/16/2019 7:11 PM
328	Owner should reside in home for at least 6 weeks per year.	11/16/2019 6:52 PM
329	Owner must reside in the county at least 30 days per year	11/16/2019 6:50 PM
330	1-2 weeks a year	11/16/2019 6:38 PM
331	x	11/16/2019 6:36 PM
332	Unsure on the timeframe, but believe that it does promote enhanced ownership of and commitment to the community if there is a residency requirement of some sort.	11/16/2019 6:27 PM
333	45 days	11/16/2019 5:45 PM
334	Renters should be in the house for at least a year	11/16/2019 5:11 PM
335	The owner must reside in the house a majority of the time. For every two to three renters the owner must stay for a few days	11/16/2019 4:26 PM
336	6 months	11/16/2019 3:13 PM
337	30 days sounds ok. It keeps the owner's hand in the care and neighborhood of the unit.	11/16/2019 2:05 PM
338	90 days a year	11/16/2019 2:43 AM
339	60 days a year	11/15/2019 10:36 PM
340	Minimum owner occupancy 30 days annually	11/15/2019 10:19 PM
341	the owner must reside at the residence for at least 30 days a year	11/15/2019 5:31 PM
342	None	11/15/2019 3:49 AM
343	No short term rentals.	11/14/2019 10:26 PM
344	Owner must reside at the residence a minimum of 270 nights, limiting short term rental to max of 91 nights for the year	11/14/2019 10:24 PM

345	Your example is well-noted, at least 30 days a year.	11/14/2019 10:18 PM
346	300	11/14/2019 10:10 PM
347	6 months	11/14/2019 7:01 PM
348	owner must be a full time resident. i don't want a strangers coming and going with no stake in the community, it's safety, cleanliness or noise. this is a pro rental survey . it's about how to do it not whether it should be done at all.	11/14/2019 4:33 PM
349	None necessary. What potential economic or societal benefit could this proposed policy possibly have?	11/14/2019 1:26 AM
350	60 days	11/13/2019 8:06 PM
351	90 days	11/13/2019 6:01 PM
352	I don't know. Have you surveyed other communities to see how well their residency requirements are working?	11/12/2019 8:35 PM
353	Owner must occupy at least 270 days per year.	11/12/2019 5:10 AM
354	The owner should be living there any time the property is rented	11/11/2019 10:52 PM
355	Owner must reside 100% of time.	11/11/2019 10:31 PM
356	I think the owner of the short term rental should live in Boulder county. That way they can keep close track of how renters are impacting their property and their community.	11/11/2019 8:29 PM
357	They must reside in it for the simple majority of whatever the seasonal occupancy is. Without this they are running a hotel/motel/inn without the rules that should apply.	11/11/2019 8:16 PM
358	The owner must be present during the stay, at all times.	11/11/2019 6:24 PM
359	Residency requirements for seasonal/summer rentals. Owner Occupancy necessary for all winter rentals - keep snow cleared for out of state renters and available for emergencies.	11/11/2019 4:35 PM
360	No residency requirements.	11/11/2019 3:30 PM
361	None. Hotels do not belong in residential neighborhoods. They are hotels!!!!	11/11/2019 2:39 PM
362	No opinion on specifics	11/11/2019 6:52 AM
363	the owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy,	11/11/2019 4:00 AM
364	None it is the owner's personal preference as long as there is a caretaker	11/10/2019 10:17 PM
365	The Owner must reside at least 3 months a year. The danger of not having this is that you open up the County Housing stock to become a source of business for out of town, out of state or even international speculators. Versus supporting owners living here in being able to afford to continue to live in the County	11/10/2019 10:13 PM
366	No residency	11/10/2019 9:38 PM
367	I think whole-house rentals should not be allowed period. That gets around the residency requirement. I do think that it would be detrimental if people were allowed to buy property with the only goal of short term rentals, so if those rentals were only allowed for parts of houses while the owner lived there during the rental that would solve the problem without the need for extra regulations who could rent when.	11/10/2019 8:17 PM
368	residency should be required as if resident lived there full time- otherwise be treated like a motel	11/10/2019 4:24 PM
369	n/a	11/10/2019 4:08 PM
370	na	11/10/2019 1:44 PM
371	In city areas owner should have some level of occupancy	11/10/2019 12:58 PM
372	Not sure what the number should be. The goal is to prevent investors from buying up homes specifically for STR. Owners should be invested in the neighborhood.	11/10/2019 12:38 PM
373	30 days	11/10/2019 2:33 AM
374	year round residency required so the owner is aware of what guests are doing	11/9/2019 9:13 PM
375	NA	11/9/2019 8:16 PM
376	3 months out of the year.	11/9/2019 3:22 PM
377	This should be owners primary resident, with only 60 days away a year.	11/8/2019 10:23 PM
378	Owner occupy for 90 consecutive days each year	11/8/2019 5:28 PM
379	year round resident, CERTAINLY a resident during the short-term rental period	11/8/2019 5:21 PM
380	residential subdivisions should be owner occupied.	11/8/2019 4:53 PM
381	The Owner should reside at least 6 months of the year at the location	11/8/2019 4:42 PM
382	The owner should reside at the residence at least 150 days a year	11/8/2019 3:50 PM
383	180 day residency requirement in town limits.	11/8/2019 3:47 PM

384	Owner must reside at residence at least one week per month for every month. Owners must have on site security surveillance cameras with recording capability and remote access capability (i.e. - like Nest	11/8/2019 2:25 PM
385	Reside in the residence 6 months out of the year	11/8/2019 4:31 AM
386	No residency requirement	11/8/2019 2:20 AM
387	owner must reside at the residence for at least 30 days per year, perhaps that there is a limit to how "many" dwellings one person/LLC can own	11/8/2019 12:45 AM
388	The owner must be present in the residence when it is being rented	11/7/2019 10:05 PM
389	N/A	11/7/2019 8:03 PM
390	30 days a year	11/7/2019 6:56 PM
391	Owner must be available to respond personally to the rental within one hour while the unit is rented	11/7/2019 6:47 PM
392	Owner must be present and responsible at all times. Would prefer no short term rentals at all.	11/7/2019 6:02 PM
393	The owner should reside there full time	11/7/2019 5:09 PM
394	I like the idea of at least 60 days a year in areas with predominantly seasonal occupancy, but how are you going to enforce this?	11/7/2019 4:19 PM
395	Owner must reside at the residence for at least three weeks every two months.	11/7/2019 4:32 AM
396	If we must, owner should always be resident.	11/7/2019 1:14 AM
397	The owner be present for all rentals	11/6/2019 11:52 PM
398	no subdivisions at all, at least 60 days a year	11/6/2019 11:43 PM
399	The owner must reside at the residence and be present during occupance to monitor activty.	11/6/2019 11:03 PM
400	At least 60 days regardless of location.	11/6/2019 10:46 PM
401	If the home owner occupies the home as their main home, and they rent an ADU or or room within the home, then there should be no restriction on number of days this "secondary space" can be rented as a STR. However if it is a second home or home that they live in par time, and the "entire primary structure" would be rented, I think it could be quite onerous to prove whether and for how long the owner is actually living in the property; therefore I think restricting total number of days it can be rented is a more practical solution, ie max can be rented for as STR is 275 days for example, as this is easier to keep track of utilizing current software (used by city of boulder i believe) I also think that they should restrict number of STR's to one per person. Ie a person cannot own and rent several STRs in boulder county. In Longmont the ownership must be in a persons name rather than a trust and I also this this could be a requirement to consider	11/6/2019 7:55 PM
402	180 DAYS	11/6/2019 7:34 PM
403	180 days	11/6/2019 7:21 PM
404	The owner must reside year round	11/6/2019 7:16 PM
405	Owner must reside at the residence for at least 6 months per year.	11/6/2019 5:33 PM
406	The owner should reside at least 90 days per year.	11/6/2019 4:33 PM
407	Occupancy requirements, not residency.	11/6/2019 2:38 PM
408	Owner should not rent the house for more than half of the year to short term renters (I.e. air BnB, VRBO)	11/6/2019 5:00 AM
409	Owner must reside at any time there is a short term tenant.	11/6/2019 3:46 AM
410	Rental must be owners primary residence	11/6/2019 3:38 AM
411	Maybe more	11/6/2019 2:46 AM
412	Somewhere between 30-60 days	11/6/2019 1:56 AM
413	At least 30 days a year. Goal is that those owners cam afford the property with the supplemental income, and avoid people that are nothing more than real estate investors without any care for the town or community.	11/6/2019 1:31 AM
414	Short term rentals of 30 days or less, should happen only four times/year and owner should reside the other time. If it is a basement/apartment rental, the property owner should reside on property the majority of the year.	11/5/2019 11:37 PM
415	The owner must reside at the residence for at least 150 days a year.	11/5/2019 11:24 PM
416	30 days a year	11/5/2019 10:52 PM
417	Owner must reside at residence for at least 3 months, maybe 6 months	11/5/2019 10:37 PM
418	owner should live in the state at least a portion of the year	11/5/2019 10:30 PM
419	Owner should be there full time.	11/5/2019 9:48 PM
420	Reside majority of each year	11/5/2019 9:26 PM

421	Owner must reside for 4 mos of the year	11/5/2019 9:26 PM
422	The owner must spend 6 months out of the year or more living at the property.	11/5/2019 9:13 PM
423	Owner must always be present	11/5/2019 9:13 PM
424	If the intent is to allow a resident supplemental income then they should be a real resident. That is, this should be their primary residence / mailing address.	11/5/2019 9:00 PM
425	must reside at least 6 months of the year	11/5/2019 8:23 PM
426	N/A	11/5/2019 7:43 PM
427	60 day residency annually	11/5/2019 7:30 PM
428	Owner should reside at the short term rental	11/5/2019 7:07 PM
429	xoxo	11/5/2019 6:49 PM
430	Owner must reside on the property or vicinity within a few miles no less than 200 - 280 days a year.	11/5/2019 6:41 PM
431	Owner or care taker should be available 24/7 during rental period.	11/5/2019 6:35 PM
432	Owner must occupy residence at least a certain percentage of the year or month.	11/5/2019 6:18 PM
433	At least 30 days throughout the year, but ideally more. 3-6 months.	11/5/2019 5:48 PM
434	Owners should reside at least six months a year.	11/5/2019 5:24 PM
435	should be owners primary residence	11/5/2019 4:24 PM
436	Towns that rely on vacation business (Ski resort communities)	11/5/2019 4:21 PM
437	In our neighborhood, multiple issues have arisen during multiple short term rentals and there is no one to complain to if the owner is absentee. And the condition of the homes can deteriorate if there is an absentee owner. So the owner should be present either all the time or be local enough during rentals to take action as seems to be required frequently.	11/5/2019 4:13 PM
438	Owner must reside at residency for at least 60 days per year.	11/5/2019 4:05 PM
439	In areas of normal residence where most people live year-round or in the case of the area being mostly vacation homes, residents should be occupying the residence for at least 1/2 of the year.	11/5/2019 3:37 PM
440	N/a	11/5/2019 3:18 PM
441	Owner must reside at the residence for 180 days a year. Owner occupancy during rental only at Historic sites.	11/5/2019 3:16 PM
442	In some areas, the owner must reside on the property full-time.	11/5/2019 2:30 PM
443	Areas that are largely seasonal seem okay, but Nederland is having some troubles with this in that the amount of strs we have has pushed out many residents who can no longer afford the community. Housing prices in Nederland are steep due to there being a limited number of homes already.	11/5/2019 2:19 PM
444	Must be primary residence	11/5/2019 1:57 PM
445	Owner must reside in residence at least 6 months of the year	11/5/2019 1:41 PM
446	100	11/5/2019 9:34 AM
447	Residency requirement should be that the primary function of the building be full time residency. If there is a separate, attached dwelling that is being rented, that is acceptable but buildings dedicated to Short Term Rental should severely restricted or denied.	11/5/2019 7:29 AM
448	The owner must reside at the residence for at least 6 months of the year regardless of area. Anything less encourages vacancy and land speculation as has been seen in New York and London.	11/5/2019 7:22 AM
449	90 days minimum per year occupancy	11/5/2019 6:08 AM
450	30 days/year	11/5/2019 5:30 AM
451	6 months	11/5/2019 4:58 AM
452	I think the owner should reside on the property for 80% of any month the property is offered for rent.	11/5/2019 3:35 AM
453	Owner must reside at the residence at least 180 days/year	11/5/2019 3:30 AM
454	Owner should reside at the location of rental full time and it should be their primary residence ..	11/5/2019 3:19 AM
455	residency 180 days per year	11/5/2019 2:47 AM
456	Owner should reside at residence at least 6 months a year.	11/5/2019 2:26 AM
457	Owner is required to live there at the same time as the rental occurs to prevent disruptions.	11/5/2019 2:21 AM
458	Owner occupancy at any time there is a short term rental. 365 days a year.	11/5/2019 2:16 AM
459	owner must reside at the residence for at least 6 months a year.	11/5/2019 1:41 AM

460	Owner must reside at residence for at least 60 days	11/5/2019 1:03 AM
461	It must be the owner's primary residence.	11/5/2019 12:39 AM
462	must reside 10 or more months per year	11/4/2019 11:48 PM
463	Owner must reside at the residence for at least 90 days per year	11/4/2019 11:36 PM
464	predominantly seasonal occupancy owner in residence at least 180 days per year	11/4/2019 11:25 PM
465	Owner must reside at the residence for a minimum of 50% of the calendar year	11/4/2019 11:02 PM
466	Mandate owner be resident on site at all times while the property is rented.	11/4/2019 11:02 PM
467	Owner must reside there the majority of the year, and limit rentals to less than 30 days out of any 90 days.	11/4/2019 10:43 PM
468	Owner must reside at the residence for all but 10 days per year.	11/4/2019 10:37 PM
469	Owner must reside for at lest 180 days a year	11/4/2019 10:29 PM
470	Regulations should prohibit residential properties that are primarily used as "investment" or "business" properties facilitated by STR. This type of use takes away properties that could be better suited for housing for county residents.	11/4/2019 10:18 PM
471	Must be owners primary legal/taxable/school residence. Owner must physically reside in residence 180 days in each year.	11/4/2019 8:39 PM
472	Should be primary residence	11/4/2019 8:34 PM
473	30 days seems reasonable	11/4/2019 8:17 PM
474	Should be there whenever a client is at the property.	11/4/2019 8:10 PM
475	The reason behind requiring owner occupancy in Boulder is a good one, we don't want investors buying up all the housing stock and turning them into STR's to the detriment of long term renters. However it is different in the mountains. In the mountains STR's allow the property owner to keep a much closer eye on their property. Typically a mountain property is far safer and much better maintained than a property with year long leases. Also, with the crowded wilderness areas where there can be a three month long waiting period just to get a campsite, is it's own problem. the mountains of Boulder County are being loved to death. There is a unique need for STR's up there because of the wilderness vacation aspect. In Boulder many STR's are occupied by folks here on business. Any rule regarding residency must focus on the idea that we don't want the housing stock bought up by investors...that's probably the biggest concern regarding STR's.	11/4/2019 7:53 PM
476	Again, if this is to be a competitive business, by competing with all other lodging properties, then it should be taxed as all other lodging properties in the county!	11/4/2019 7:44 PM
477	County should allow "accessory dwelling" units in areas zoned Forestry if total land owned exceeds 5 acres and such units would not disturb/impact immediately adjacent neighbors.	11/4/2019 7:42 PM
478	90 days per year	11/4/2019 7:33 PM
479	The residence should be the owner's primary residence and the owner should be present during the time it is rented to strangers.	11/4/2019 7:21 PM
480	They should reside at least 150 days per year.	11/4/2019 7:14 PM
481	180 days	11/4/2019 7:02 PM
482	Owner must reside at residence for 30 days per year	11/4/2019 6:32 PM
483	The owner must reside within a certain distance of the rental, e.g., in a house with a rented accessory dwelling or within 1/8 mile of the rental property. The owner must be present during all rental periods (to deal with problems with unit or with issues such as noise complaints).	11/4/2019 6:21 PM
484	9 months of the year occupied by owner	11/4/2019 6:10 PM
485	See previous answers.	11/4/2019 6:00 PM
486	control and oversight	11/4/2019 5:51 PM
487	Owner occupied during rentals or owner must reside at residence more than 6 months out of the year. Otherwise considered a time share/hotel. STR should also have a limited number of days. 30 days/ per year to prevent 6 months of constant strangers in a neighborhood.	11/4/2019 5:36 PM
488	The owner should be on property during all rentals just like a hotel manager. If they are running a business it should be treated like a business. Management should be present.	11/4/2019 5:24 PM
489	n/a	11/4/2019 5:22 PM
490	Owners need to be spend at least 50% of their time at the residence.	11/4/2019 5:19 PM
491	Owner must reside at residence at least 180 days a year and occupy the residence during all rental periods.	11/4/2019 4:59 PM
492	owner must reside for at least 6 months	11/4/2019 4:58 PM
493	at least 90 days a year	11/4/2019 4:54 PM

494	Owner must reside at the residence at lease 6 months of the year.	11/4/2019 4:52 PM
495	none	11/4/2019 4:42 PM
496	Owner must live in the house full-time or also provide a low-cost long-term rental in conjunction	11/4/2019 4:34 PM
497	10 months per year	11/4/2019 4:27 PM
498	Owner should reside At least 3 months	11/4/2019 4:23 PM
499	owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy, etc	11/4/2019 4:20 PM
500	live in unit sat least 6 months per year.	11/4/2019 4:18 PM
501	Owner must reside at the residence for at least thirty days a year in areas with predominantly seasonal occupancy. In areas where occupancy is not limited seasonally, owners must reside at the residence for at least 60 days a year.	11/4/2019 4:13 PM
502	30 days/year	11/4/2019 4:10 PM
503	none	11/4/2019 4:07 PM
504	owner must reside at the residence for at least 90 days a year	11/4/2019 4:03 PM
505	See my comments above, but I think around 120/150 days for year-round residential areas sounds about right, and maybe no restrictions for areas that are already seasonal? Or 14-30 days in those areas?	11/4/2019 3:59 PM
506	0	11/4/2019 3:54 PM
507	Owner must reside in residence at least 6 months of the year.	11/4/2019 3:52 PM
508	Must live on-site	11/4/2019 3:49 PM
509	30 days per year is fine. That would allow people who have inherited mountain houses and so on to keep them as they have been.	11/4/2019 3:47 PM
510	Just enough to avoid incentive for investors to but properties exclusively to be used as short term rentals	11/4/2019 3:44 PM
511	45-60 days a year	11/4/2019 3:43 PM
512	Owner must live in residence for at least 3 months or 1/4 of the time per year	11/4/2019 3:40 PM
513	Owner must permanently reside on property	11/4/2019 3:39 PM
514	Owner must be in residence at all times	11/4/2019 3:36 PM
515	6 month residency requirement.	11/4/2019 3:33 PM
516	Owner should live in property for a minimum of 6 months.	11/4/2019 3:31 PM
517	None	11/4/2019 3:28 PM
518	Full time.	11/4/2019 3:26 PM
519	Year round residency	11/4/2019 3:16 PM
520	In general, I'd like to see policies that encourage owners to rent out short term in addition to either their living in the entire home part time or some of the home all of the time. I would like to discourage non-locals from buying homes for the sole purpose of short term rentals.	11/4/2019 3:16 PM
521	Since I am not in favor of short term rentals, I think the owner should live there permanently.	11/4/2019 2:44 PM
522	For all of the county, owner must reside at the residence for at least 2 weeks each year, in order to maintain property in good working order. If unable to reside for this amount of time, a checklist of routine maintenance signed by licensed contractors could substitute.	11/4/2019 2:42 PM
523	must reside at least 6 months of year	11/4/2019 2:34 PM
524	Owner must reside at residence for at least 90 days per year.	11/4/2019 2:32 PM
525	In higher density areas such as small lots and close homes, residency requirements MIGHT be appropriate to prevent unauthorized use of the home or living quarters.	11/4/2019 2:26 PM
526	N/a	11/4/2019 2:25 PM
527	Owner should reside in the residence for at least 30 days per year	11/4/2019 2:25 PM
528	Owner occupancy whenever renters are present	11/4/2019 2:07 PM
529	at least 6 months out of the year	11/4/2019 2:04 PM
530	6 months minimum per year	11/4/2019 2:02 PM
531	The owner must reside at least half the year plus one day and file taxes using that address	11/4/2019 1:57 PM
532	Owner should live at the residence for half the year. Owner should have minimum number of nights during seasonal occupancy such as 3 nights so there aren't parties and noise with each incoming group each night of the stay. Noise and oblivious behavior towards neighbors is the most annoying thing.	11/4/2019 1:52 PM

533	the owner must reside at the residence for at least 90 days a year	11/4/2019 1:02 PM
534	owner should be onsite during all short term occupancy	11/4/2019 11:33 AM
535	Owner should be onsite during any rental. Did you see the party ban on homes on airbnb after killings? https://www.usatoday.com/story/news/nation/2019/11/02/california-halloween-shooting-5-killed-airbnb-bans-party-houses/4140691002/	11/4/2019 8:47 AM
536	Don't know that I care about the amount of time.	11/4/2019 8:19 AM
537	300 days / year	11/4/2019 7:56 AM
538	I think allowing people to rent out their home on a short term basis helps to promote financial stability in a very expensive market. Having a residency requirement means that short term rentals aren't replacing normal housing stock and driving up prices further.	11/4/2019 6:22 AM
539	Owner must reside at the residence at least 180 days a year, so that they are the primary occupant of the property.	11/4/2019 5:28 AM
540	180 days	11/4/2019 5:02 AM
541	Owner must reside at the residence at least 6 months a year	11/4/2019 4:42 AM
542	In neighborhoods	11/4/2019 4:06 AM
543	More than 30 days per year, at least half time.	11/4/2019 4:05 AM
544	Owner should reside for at least 6 months.	11/4/2019 4:02 AM
545	Owner should reside in dwelling at least 30 days when property is being occupied seasonally.	11/4/2019 3:47 AM
546	50% of the occupied time	11/4/2019 3:33 AM
547	Reside for at least 300 days	11/4/2019 3:25 AM
548	Owner must reside at residence for 9 months	11/4/2019 3:00 AM
549	Owner must be a permanent resident - residing at the property at least six months out of the year.	11/4/2019 2:46 AM
550	at least 180 days/year of primary residency	11/4/2019 2:36 AM
551	Owner must reside at the residence for at least 180 days a year. 30 days is way too short.	11/4/2019 1:55 AM
552	365 days a year	11/4/2019 1:54 AM
553	The owner needs to be present or nearby when the lease is in effect.	11/4/2019 12:58 AM
554	I agree with the given example, as well as residing in the residence at least half the year in areas where seasonal occupancy is uncommon.	11/4/2019 12:48 AM
555	Owner must reside at the residence for at least 6 months (minimum).	11/4/2019 12:09 AM
556	The owner must reside there full time.	11/4/2019 12:07 AM
557	Owner should reside at residence for 133 days per year	11/3/2019 11:14 PM
558	I would say owner must reside for the majority (>50%) of the time. Its important to keep out investors who just buy property to have short-term rentals.	11/3/2019 10:37 PM
559	Owner must reside at the property at least 6 months of the year	11/3/2019 8:15 PM
560	no short term rental--one month minimum lease should be required.	11/3/2019 7:00 PM
561	30 days per year	11/3/2019 6:55 PM
562	Maybe half the year	11/3/2019 6:49 PM
563	This question is laughable. You can not dictate how much time an owner of private property must spend at his or her property.	11/3/2019 5:39 PM
564	owner occupancy at least 4 to 6 months of year unless property is listed for sale -- active listing	11/3/2019 5:35 PM
565	Owner must reside at the residence for at least 3 months (one season) a year.	11/3/2019 5:22 PM
566	I would be in favor of short-term rentals only to accommodate people in crisis - e.g. victims of fire, flood, etc. Outside of that, if short-term rentals are going to be permitted, it should be only where the property owner lives in the same subdivision.	11/3/2019 5:18 PM
567	Owner should be living in the residence whenever it is rented, unless there is a month-to-month lease.	11/3/2019 5:06 PM
568	Residency requirements are not enough to insure safety, etc. for the rest of the neighborhood.	11/3/2019 4:56 PM
569	The owner should reside at the residence for at least six months a year.	11/3/2019 4:54 PM
570	At least 50% of the time and/or have established property management that is within at least 30 miles of the rental.	11/3/2019 4:36 PM
571	Must be resident for at least 6 months of the year.	11/3/2019 4:29 PM
572	The owner must reside at the residence for at least 50% of the year	11/3/2019 3:27 PM

573	Owner should live in the house for at least 6 months of the year, but doesn't need to be in the house when renters are there.	11/3/2019 3:03 PM
574	Owner must reside at the residence at all times of the rental and must be at the rental while renters are there, unless area is zoned for commercial use.	11/3/2019 2:48 PM
575	The homeowner should be a Boulder resident. We have too many investors renting only for the money. What about our town? Our safety? Our roads? Have absentee owners pay more property taxes. They need skin in the game.	11/3/2019 2:33 PM
576	Owner must live at the residence when any portion of the property is rented (for short-term rentals).	11/3/2019 2:27 PM
577	300 days	11/3/2019 4:51 AM
578	180	11/3/2019 3:38 AM
579	I do not support a residency or occupancy requirement. I one is imposed, it should be minimal, such as 30 days. This would effectively eliminate corporate or other investor owned properties from the available short term rental market.	11/3/2019 2:10 AM
580	30 days sounds good	11/3/2019 1:14 AM
581	at least 90 days a year	11/3/2019 1:10 AM
582	30 days per year	11/3/2019 1:09 AM
583	Speaking of mountain areas - Residency is important to ensure the dwelling is well cared for and in good repair such as septic, well, chimney, site fire mitigation standards etc. To have short term renters in essentially non occupied dwellings brings even higher risk. To mitigate this risk, it would be advisable that short term rental properties have annual certification that they meet certain standards. Also, a feedback loop from the public to Boulder County if residents witness abandoned dwellings under rent that may pose a risk and also if they witness risk due to renter actions, property conditions and the like.	11/3/2019 12:39 AM
584	Residence for 6 months out of the year	11/3/2019 12:25 AM
585	No requirements.	11/3/2019 12:07 AM
586	The owner should reside in the residence for at least some portion of the year.	11/2/2019 11:40 PM
587	Must be owners primary residence	11/2/2019 11:17 PM
588	Concurrent with rental	11/2/2019 9:59 PM
589	at least 6 months of year	11/2/2019 8:26 PM
590	Owner must occupy majority of year	11/2/2019 8:19 PM
591	Owner occupied full-time. No short-term rental unless owner is present.	11/2/2019 8:07 PM
592	Owner must reside 300 days a year.	11/2/2019 7:44 PM
593	The short term rental property must be the primary residence of the owner. This would eliminate or reduce the number of houses bought for pure investment purposes.	11/2/2019 7:33 PM
594	Owners should reside at the residence for at least 6 months a year	11/2/2019 6:33 PM
595	owner reside at least half the year in the dwelling	11/2/2019 5:30 PM
596	Sounds good--30 days a year	11/2/2019 5:23 PM
597	60 days per year	11/2/2019 4:43 PM
598	No residency requirements	11/2/2019 4:33 PM
599	I am against short-term rentals.	11/2/2019 4:25 PM
600	i am comfortable with a residency requirement OR the owner must live adjacent to the rental	11/2/2019 2:56 PM
601	Owners must live seasonally 4 months out of the year	11/2/2019 2:55 PM
602	na	11/2/2019 2:13 PM
603	None	11/2/2019 11:03 AM
604	at least 90 days per year owner must reside at residency	11/2/2019 4:46 AM
605	owner must reside at least 6 months/year	11/2/2019 3:05 AM
606	6 months a year	11/2/2019 2:28 AM
607	Not sure	11/2/2019 2:27 AM
608	At least 60 days a year, this would restrict people buying up property for the sole purpose of short term rental	11/2/2019 12:05 AM
609	At least 90 days per year	11/1/2019 11:48 PM
610	I think owner can decide how many days a year she will reside in the property they own.	11/1/2019 11:22 PM
611	The owner should be a permanent resident and be home at the time the short term renters are staying, however, as I previously stated, there should be NO short term rental exceptions.	11/1/2019 11:02 PM

612	At least 90 days/year for residency requirement.	11/1/2019 10:59 PM
613	For a rental unit within a single family home the the home must be primary residence for the owner. Owner must reside there 51% of the time. For rental units in multi family structures the owner must reside locally for 51% of the year.	11/1/2019 10:57 PM
614	25% of the time the property is accessible	11/1/2019 10:44 PM
615	At least 30 days per year	11/1/2019 10:43 PM
616	At least 90 days a year	11/1/2019 10:42 PM
617	Owner should reside for at least 6 months of the year	11/1/2019 10:41 PM
618	They should use the property for full-time living. If not, they should have their property on LONG-term rental.	11/1/2019 10:34 PM
619	.	11/1/2019 10:01 PM
620	In general, people should be capped at one rental property - across the board - if they do not live within 50 miles of it. There are way to many Blackrock hedge-fund scumbag landlords.	11/1/2019 10:00 PM
621	At least half the year.	11/1/2019 9:56 PM
622	n/a	11/1/2019 9:50 PM
623	I like residency requirements because we do not want to see owners with multiple houses essentially operating a de facto, dispersed hotel. At least 30 days a year would be fine.	11/1/2019 9:33 PM
624	No restrictions should be implemented.	11/1/2019 8:34 PM
625	6 months a year	11/1/2019 6:51 PM
626	30-90 days	11/1/2019 6:31 PM
627	I don't think this should be regulated. However, preference should be given to short term rental properties where the owner lives at least part time in the area in another structure. This would encourage the owner to take responsibility for actions of the tenants - but not a legal responsibility, a personal responsibility to the local community.	11/1/2019 6:30 PM
628	90 days per year	11/1/2019 4:34 PM
629	I think there should be tax incentives for owner-occupied properties but a ban is inappropriate.	11/1/2019 4:22 PM
630	N/A	11/1/2019 3:59 PM
631	owner must reside on property when rented	11/1/2019 3:26 PM
632	Owner must inform guests of their surroundings; fire danger, wild life, Noise etc.	11/1/2019 3:05 PM
633	60 days. Seems too easy to get around a shorter requirement. If the owner isn't residing in the house at least part of the year, then the house should be a long-term rental (and not used as an Air BnB/VRBO "cash cow," essentially operating a house as a high-turnover business).	11/1/2019 2:49 PM
634	Ok	11/1/2019 2:05 PM
635	Six-months	11/1/2019 3:59 AM
636	30 days sounds reasonable, anywhere	11/1/2019 2:02 AM
637	The owner must reside at the residence. No exceptions because these rentals should not turn SF residence into motels.	11/1/2019 1:37 AM
638	Owner must reside for 6 months of the year	10/31/2019 10:32 PM
639	At least 50 % of the time	10/31/2019 10:26 PM
640	1. Wildfire Zone 1. 2. owner shall join Wildfire Partners	10/31/2019 10:22 PM
641	90 days/year	10/31/2019 9:35 PM
642	Don't know but consider fire danger and evacuation issues to decide.	10/31/2019 9:23 PM
643	365 days	10/31/2019 6:03 PM
644	120 days	10/31/2019 5:38 PM
645	Rentals take up 10 days per month	10/31/2019 5:32 PM
646	6 months!	10/31/2019 5:25 PM
647	Business licenses. Pillow tax.	10/31/2019 5:20 PM
648	Resident should reside the majority of the year. If gone for long term should consider long term leases to cover costs.	10/31/2019 4:32 PM
649	Owner should be in residence for the majority of the year (greater than 180 days).	10/31/2019 4:10 PM
650	0	10/31/2019 3:40 PM
651	30 day max rental per year	10/31/2019 3:37 PM
652	City of Boulder regs on this are pretty good.	10/31/2019 3:32 PM

653	Permanent residency	10/31/2019 2:58 PM
654	The owner must be present at all times.	10/31/2019 2:50 PM
655	6 months	10/31/2019 2:35 PM
656	I suspect owners will get around this requirement the same way they do capital gains rules for rentals, but at least it would establish some baseline for being part of the community. I'd like to see at least 1-2 month residency requirements.	10/31/2019 2:35 PM
657	Six months or more, during the summer.	10/31/2019 2:08 PM
658	Don't know. Research areas where it's working well including Europe.	10/31/2019 1:32 PM
659	90 days	10/31/2019 1:26 PM
660	6 months a year	10/31/2019 1:12 PM
661	6-months	10/31/2019 1:00 PM
662	0	10/31/2019 12:41 PM
663	6 months of the year the owner should live in the residence	10/31/2019 12:20 PM
664	30 days a year	10/31/2019 11:21 AM
665	Should be the primary residence of the owner.	10/31/2019 3:40 AM
666	Owners should reside there 20 days of any month the place is rented. This should only be for people who live here. Not second home owners or other non residents.	10/31/2019 3:39 AM
667	90 days minimum, but how could it possibly be enforced?	10/31/2019 3:35 AM
668	Owner must reside at the residence for at least 6 months	10/31/2019 3:20 AM
669	Half time	10/31/2019 3:10 AM
670	How do u prove owner is there and not a property management? Property management would be fine with me	10/31/2019 3:00 AM
671	Owner must be present during short-term rental. Otherwise, the unwitting neighbors end up partially playing host to these guests when they wander around looking lost or park inappropriately or make too much noise, etcetera.	10/31/2019 2:50 AM
672	N/A	10/31/2019 2:40 AM
673	Owners occupied for at least 6 months	10/31/2019 2:35 AM
674	Must reside majority of year	10/31/2019 2:11 AM
675	Why not 28.76 days? It's just arbitrary and capricious. I don't care if the owner is always there or never. What's the big deal either way?	10/31/2019 2:02 AM
676	Reside at least 150 days	10/31/2019 1:48 AM
677	Owner should be resident in dense areas to ensure rentals do not turn into disruptive party houses!	10/31/2019 12:55 AM
678	This would be their primary residence year round.	10/31/2019 12:40 AM
679	Owner must list rental as primary residence and only rent out a part of the dwelling	10/31/2019 12:33 AM
680	Owner should be a resident of Boulder County but not necessarily reside in the short term rental. Thereby affording the ability to regulate the use and occupancy.	10/31/2019 12:05 AM
681	I don't think there should be residency requirements, but I do think there should be restrictions on commercial ownership. I realize that's tricky to define, but the intent would be to prevent commercial operations from buying houses above market value with the intent of turning them into short-term rentals. Maybe the property owner has to own it for a year before they can rent it? Maybe it has to be offered as a long-term rental for x months before it can be listed as a short-term rental if you haven't lived there for a year first?	10/30/2019 11:47 PM
682	none	10/30/2019 11:17 PM
683	30 days a year	10/30/2019 11:14 PM
684	6 months	10/30/2019 11:03 PM
685	owner residency of 6 months a year	10/30/2019 10:46 PM
686	Greater than 90 days per year.	10/30/2019 10:44 PM
687	Owner must use the property at least 30 days a year seems reasonable to prevent large corporate entities from owning hundreds of properties. I would suggest requiring a local manager if the owner is not within the county. I'm opposed to any other restrictions -- owner could live in the city (or a different city) but have a house in the mountains to visit sometimes and rent out other times, with zero impact on neighbors, property values, traffic, etc. It should not be up to the county to regulate how private properties are used, as long as they are within the existing zoning (ie, residential zoning being used for residential purposes, not a manufacturing plant). The county should not differentiate between a weekend rental and a 6 month rental.	10/30/2019 10:31 PM

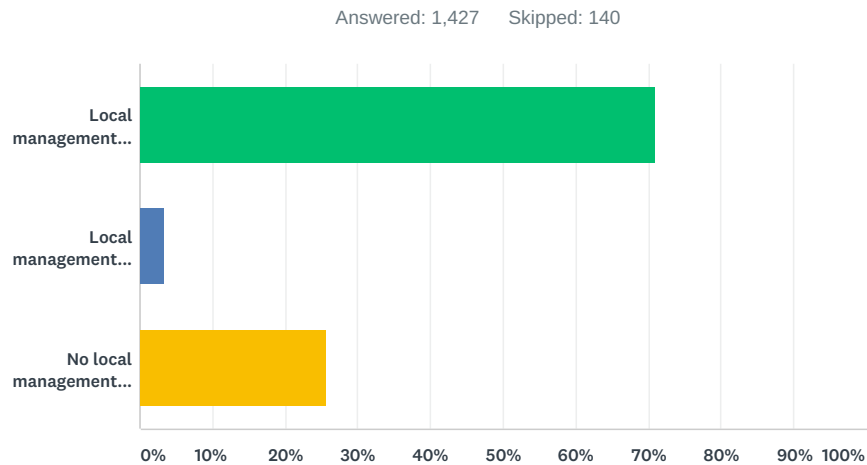
688	Unsure but I don't think it's appropriate for people living out of state to take away rental opportunities for locals by charging high rents.	10/30/2019 10:22 PM
689	4- 6 months	10/30/2019 10:08 PM
690	I have not noticed a density issue that would warrant such restrictions.	10/30/2019 10:05 PM
691	90-120 days	10/30/2019 10:01 PM
692	owner reside at residence at least 90 days a year	10/30/2019 9:37 PM
693	Owner should reside at the residence at least 6 months per year	10/30/2019 9:20 PM
694	Residency should be required to be at least six months per year.	10/30/2019 9:09 PM
695	Short term rentals would be alright to allow use of a dwelling that would otherwise only be occupied seasonally. I don't know what the right number of days should be.	10/30/2019 9:05 PM
696	Owner must reside at the residence for at least 180 days a year.	10/30/2019 8:52 PM
697	Owner be present during periods of rental	10/30/2019 8:52 PM
698	N/A	10/30/2019 8:48 PM
699	10 months	10/30/2019 8:43 PM
700	None	10/30/2019 8:33 PM
701	Owner should be able to live somewhere else.	10/30/2019 8:30 PM
702	Must have resided for two-five years and at least 6 months in the year	10/30/2019 8:25 PM
703	90 days	10/30/2019 8:24 PM
704	The owner must reside at the residence for at least 100 days a year, and for at least 20 consecutive days at a time.	10/30/2019 8:23 PM
705	NA	10/30/2019 8:23 PM
706	3-6 MONTHS	10/30/2019 8:10 PM
707	minimum of 180 days	10/30/2019 7:59 PM
708	Resident must be there at all times	10/30/2019 7:58 PM
709	Residency requirement should be for more than 180 days/year to avoid investors buying homes to turn them into S/T rentals.	10/30/2019 7:53 PM
710	n	10/30/2019 7:53 PM
711	30	10/30/2019 7:52 PM
712	Require some sort of residency so that we dont have lots of small hotels all around the county	10/30/2019 7:52 PM
713	At least 7 months annually. Otherwise, businesses will buy homes and rent them out and squeeze out people.	10/30/2019 7:49 PM
714	For families whose cabins pass to the next generation, inevitably there is a period where the owning generation can not meet FT or PT residency or occupancy due to health and yet they still have to pay the taxes, maintenance, etc. Having an empty cabin for a long period of time is generally not a good thing. Pipes, mice, etc.	10/30/2019 7:48 PM
715	90 days	10/30/2019 7:41 PM
716	Owner must be on site at all times if there is a short term rental. Maintenance must be available.	10/30/2019 7:40 PM
717	The owner should be on the property during the duration of the rental to insure the safety of their neighbors...	10/30/2019 7:38 PM
718	The owner must live on the property full time in subdivision areas. In more remote and tourist areas the owner should occupy the property for at least 30 days	10/30/2019 7:29 PM
719	Resident should reside at residence for 365 days a year!	10/30/2019 7:25 PM
720	N/A	10/30/2019 7:25 PM
721	Similar to Boulder City requirements, only owner's primary residence may be used for short-term rental. Seasonally-occupied (i.e., vacation) homes should not be permitted for short-term rental, as there is no oversight for most of the year.	10/30/2019 7:20 PM
722	6 months	10/30/2019 7:19 PM
723	Owner must reside at the residence for at least 30 days and must be responsible for repairs (important as well cosmetic) or the property	10/30/2019 7:19 PM
724	Either full time or six months.	10/30/2019 7:13 PM
725	the owner must reside at the residence for at least 120 days a year in areas with predominantly seasonal occupancy	10/30/2019 7:12 PM
726	NA	10/30/2019 7:09 PM
727	@ least 30 days/year	10/30/2019 7:07 PM

728	6months or more per year	10/30/2019 7:03 PM
729	I feel that, as stated in my previous comment, owner residency should be instated in areas where affordable housing is at risk, to avoid out of state, or out of town property owners purchasing solely for STR use in highly desirable vacationing areas that also suffer from affordable housing shortages.	10/30/2019 7:03 PM
730	MUST be owners primary residence	10/30/2019 7:00 PM
731	60 or 90 days would be more appropriate	10/30/2019 6:59 PM
732	The owner must reside at least 180 days	10/30/2019 6:57 PM
733	Owner must reside there more than half of the year	10/30/2019 6:56 PM
734	At least 6mo per year	10/30/2019 6:52 PM
735	NO retrictions	10/30/2019 6:52 PM
736	the owner must reside at the location for at least 15 days per half calendar year	10/30/2019 6:51 PM
737	270 days/year	10/30/2019 6:48 PM
738	At least 30 days	10/30/2019 6:46 PM
739	There may be merit to requiring an owner to reside in Boulder County, although not specifically at the rented location. Also, a limit on number of rental units owned by an entity or individual may be helpful.	10/30/2019 6:45 PM
740	Residency requirements seem unreasonable. If a home-owner wishes to spend 1 year in India, and can pay for the trip, mortgage, etc, with a series of short term rentals of their home, will they need to come back every 3 months, or whatever?	10/30/2019 6:42 PM
741	owner/ manager must be available 24 hours a day & within 30 minutes of rental.	10/30/2019 6:40 PM
742	None	10/30/2019 6:38 PM
743	the owner must reside at the residence for at least 30 days a year.	10/30/2019 6:35 PM
744	Primary resident for owner	10/30/2019 6:34 PM
745	Six month annual residency requirement.	10/30/2019 6:34 PM
746	3 months	10/30/2019 6:33 PM
747	Owners should be invested in the community and the impact of their rental on the community. Residents should be residents for at least 5 months out of the year.	10/30/2019 6:30 PM
748	Owner living on the site or ADUs.	10/30/2019 6:29 PM
749	n/a	10/30/2019 6:28 PM
750	The owner must reside in part of the residence.	10/30/2019 6:26 PM
751	Residency or not rented 40% of the time.	10/30/2019 6:26 PM
752	Some way of assuring that the owner is there enough to care for and keep up the residence. So that this would be a part time gig not that the owner is tiring the place into a defacto hotel. I am for the owner being able to make money and help offset rising housing costs. But do not really want to see an unregulated hotel industry. Should be subject to some form of inspection from time to time.	10/30/2019 6:25 PM
753	n/a	10/30/2019 6:25 PM
754	Owner should occupy residence 30 days/year	10/30/2019 6:24 PM
755	Owner should be present for "B&B's" but not necessarily for "Air B&B's" or VRBO's	10/30/2019 6:23 PM
756	I agree w above statement. Also, should be consistent w State and Federal statutes	10/30/2019 6:23 PM
757	N/A	10/30/2019 6:23 PM
758	reside at the residence for at least 180 days a year	10/30/2019 6:23 PM
759	None	10/30/2019 6:13 PM
760	Residents must be present in property.	10/30/2019 6:13 PM
761	The owner should reside in the home and be present when renters rent. It should be a primary residence.	10/30/2019 6:10 PM
762	Owner must reside at the residence at least 30 days a year (the occupancy need not be consecutive - for instance it could be 15 weekends)	10/30/2019 5:50 PM
763	Owner must reside at the residence for at least 4 months of the year (time can be non-consecutive)	10/30/2019 3:43 PM
764	30 days/ year	10/30/2019 2:13 PM
765	None noted.	10/30/2019 1:47 PM
766	owner must reside at residence for at least 90 days a year	10/30/2019 9:40 AM

767	Owner must live there full time.	10/30/2019 6:19 AM
768	I'm concerned that any allowance of short-term rentals will result in unenforceable violations, and that encouraging short-term rentals will result in far fewer affordable housing opportunities for county residents who cannot afford to own a home.	10/30/2019 2:01 AM
769	They should have to live there for a specific amount of time before Short term renting their home because it will decrease wealthier folks from buying up properties that those of us with less wealth and want full time homes would not be able to afford	10/30/2019 1:29 AM
770	Hopefully BoCo has data that can help set thresholds. As above, perhaps shorter owner occupancy in areas that already have high transiency and longer owner occupancy periods in areas with low transiency.	10/29/2019 10:55 PM
771	No requirements..	10/29/2019 9:34 PM
772	NA	10/29/2019 8:05 PM
773	na	10/29/2019 7:58 PM
774	Again this is a difficult question to answer because it is not necessarily about the length of time an owner resides at the residence, but more about the surrounding neighborhood/community that shoulders the burden when/if the owner is not there and non-residences are staying there.	10/29/2019 7:57 PM
775	I dont believe residency requirements are necessary	10/29/2019 7:55 PM
776	The owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy. Can only control one short term rental property.	10/29/2019 7:41 PM
777	30 days minimum.	10/29/2019 7:39 PM
778	Residency requirements are essential to prevent unregulated hotels from being established by absentee owners. I agree with the original spirit of short term rentals being a situation where an owner rents out space in their own home, or rents their primary residence for a short term (for example, when the owner is traveling). To that end, I think that tax residency in Colorado at the rental address should be required and that the owner be a resident for at least 6 months of the year. There still should be hard caps on number of days annually that rentals are allowed, which should not be anywhere near 6 months (30 days seems an appropriate max to keep short term rentals from taking over communities).	10/29/2019 7:11 PM
779	Owner must reside at the residence at least 30 days a year, unless the property is in a subdivision. In that case, NO str should be allowed. People who have homes in a subdivision do not want their community to be like a hotel. That's why there is Zoning.	10/29/2019 7:06 PM
780	owner must be a Colorado resident and reside at the property at least 4 months of the year	10/29/2019 6:14 PM
781	Owner must reside while home is being rented or have a local responsible adult keeping an eye on things if the owner isn't residing in the premises.	10/29/2019 5:32 PM
782	Full time	10/29/2019 5:31 PM
783	none	10/29/2019 5:17 PM
784	Owner shall reside at the residence more days of the year than the renters.	10/29/2019 5:04 PM
785	The owner should be there when the property is rented. The owner needs to see how their renters are affecting the community. There is one house in my subdivision and on my street that is presently and has at least 5 renters. There are always cars parked on the street. They have at least 3 dog living with them. During the summer the yard was not very well maintained. They have had late night parties and were sitting on the roof. I heard that they were drinking and pot smoking. This is not what I want in my subdivision.	10/29/2019 4:45 PM
786	no requirement	10/29/2019 4:35 PM
787	Must reside there at least 6 months per year. The house should not be converted to a hotel with no onsite management	10/29/2019 4:35 PM
788	The owner must reside there most of the time. This will preserve existing character of the locale. Other communities have requirements up to 80% of a year. Also in mountain areas rentals are unlikely in the winter so the rental requirement should be express as a certain number of days in a given month. (At present 15-45 days per year would allow up to 45 days during the three months of the summer -- or about half the summer.) With this suggestion it would be expressed as 2 to 4 days per month (but not averaged over the summer).	10/29/2019 4:31 PM
789	6 months	10/29/2019 3:39 PM
790	30 days per year minimum	10/29/2019 3:39 PM
791	owner must reside for at least 10 months of the year	10/29/2019 3:36 PM
792	The owner must reside at the residence for at least 30 days a year in areas with predominantly seasonal occupancy, or in historic towns.	10/29/2019 3:30 PM
793	6 months a year.	10/29/2019 3:23 PM
794	At least 270 days/year.	10/29/2019 3:15 PM
795	Should be a percentage	10/29/2019 2:52 PM

796	The owner must reside at the residence for at least 30 days per year.	10/29/2019 2:37 PM
797	9 months	10/29/2019 2:35 PM
798	Presumably the problem we're trying to solve is that we don't want an investor to purchase houses simply for the purpose of short term rentals. I don't really see how short term rentals are different in this (or really any) regard from long term rentals. So again, if we must have owner residency requirements, make them relatively permissive -- e.g., owner must reside at the house for 2 weeks a year.	10/29/2019 2:28 PM
799	The residency requirements should be an average of 60 days per year over a three year period. This is sufficient to ensure an owner actually uses the property but allows for variation between years.	10/29/2019 2:25 PM
800	Owner occupancy at least half the time	10/29/2019 2:17 PM
801	The owner should reside for half the year or on the property	10/29/2019 1:57 PM
802	Sounds like a lawsuit to me	10/29/2019 12:34 PM
803	6 months / year	10/29/2019 2:30 AM
804	Owner must be on site at all times. We had an illegal Airbnb near our home, visitors arrived late at night and knocked on our door because they could not find the unit, the cleaners left their dog in the car barking on a hot day while they cleaned the unit, guests would use our trash bins and park all over the place. The whole idea of Airbnb is to share a spare room, not to cash in at the expense of your neighbors. I strongly believe the owner needs to be responsible for the guests and be available for any issues.	10/29/2019 2:29 AM
805	Owners need to reside in the residence for some time period every year.	10/29/2019 2:00 AM
806	25 percent	10/29/2019 12:56 AM
807	Short Term rental should be regulated by health and safety such as parking, septic, handrails and such to minimize their impact on neighbors and provide safe accommodations rather than trying to regulate owner occupancy.	10/29/2019 12:53 AM
808	10 days	10/29/2019 12:52 AM
809	What you wrote. 30 days per year	10/29/2019 12:42 AM
810	NA	10/29/2019 12:38 AM
811	Owner occupancy required if multiple units in one residence.	10/29/2019 12:14 AM
812	6 months minimum residency	10/28/2019 11:44 PM
813	Owner should be present for rental	10/28/2019 11:42 PM
814	90 days	10/28/2019 11:25 PM
815	At least 90 days per year	10/28/2019 11:25 PM
816	Owners should be residents the vast majority of the year to prevent residential homes from being turned into motels. There should be restrictions on the number of days the house can be rented out either with the owner in residence or without. Perhaps as low as 30 or 45 days a year.	10/28/2019 11:25 PM
817	owner should reside at least 6 months of the year	10/28/2019 11:22 PM
818	Owner should be available to maintain home and exterior property to ensure all is cared for and that rules are being respected .	10/28/2019 11:22 PM
819	6 months	10/28/2019 11:21 PM
820	At least 60 days per year	10/28/2019 11:21 PM

Q9 What local management requirements are most appropriate for short-term rentals in unincorporated Boulder County? [Note: local management requirements would mean that the rental must be managed by someone local who can be contacted in the case of an issue or emergency.]
Choose one.



ANSWER CHOICES	RESPONSES	
Local management requirements for all short-term rentals	70.99%	1,013
Local management requirements only in certain areas	3.36%	48
No local management requirements	25.65%	366
TOTAL		1,427

Q10 If you noted that residency, owner occupancy, or local management requirements should apply only in certain areas of the unincorporated county, please provide further explanation.

Answered: 341 Skipped: 1,226

#	RESPONSES	DATE
1	See #7 I don't support "management." The owners of properties should not be permitted to change the character of a neighborhood and walk away while paying someone else to respond to those who live there. If STRs are such a great idea the owners- they should welcome participating other than cashing checks. It leaves responsibility on neighbors first, and on an uninvested lackey managing constant disruption.	12/4/2019 6:39 PM
2	No requirements. Let the owner determine how to manage their property.	12/1/2019 12:03 AM
3	It does make sense in certain remote locations to have a local point of contact; in others, where there are more readily available resources to respond, local management doesn't seem necessary.	11/30/2019 3:50 PM
4	Employee locals to help manage your short term rental would be key as this builds collaboration within the community and offers a personalized local touch. Also people should be monitoring their house/short term rental whilst away to ensure everything is in good standing.	11/25/2019 7:16 PM
5	A manager should be available within 2 hours, unless there are arrangements made in the event that they cannot be available. Availability must include contact as well as presence upon the site if necessary.	11/25/2019 6:04 PM
6	I think it makes sense to encourage rentals in high "tourist" areas to increase revenues in the areas, but if not regulated in some ways then it will become increasingly more costly for residents to become homeowners	11/25/2019 4:33 PM
7	I think owners should live on the premises to ensure it doesn't become a "party" property.	11/24/2019 10:17 PM
8	No short term rentals in the red zone. Out of towners/tourists may not have the common sense to deal with natural disasters and have proven they cannot handle fire restrictions. Biased yes, but ...	11/24/2019 7:20 PM
9	AirBnB should be a different product/experience from a hotel, staying with an owner in an attached part of their home, or in a spare room.	11/24/2019 5:07 PM
10	some local company	11/24/2019 4:59 PM
11	Agree that it is better to ensure a local property manager is available.	11/24/2019 4:00 PM
12	Control and oversight of community impact	11/24/2019 3:59 PM
13	Someone needs to be available locally	11/24/2019 3:43 PM
14	If short term rentals are allowed, only local management should be allowed; no out of state or large property management companies (e.g. Air BnB) should be allowed to have anything to do with short term rentals in Boulder County	11/24/2019 12:06 AM
15	If the property is remote, someone local should be available to assist or check that property is in order.	11/23/2019 11:10 PM
16	I prefer one set of parameters for ALL of unincorporated Boulder County. Why make this more complicated?	11/23/2019 9:31 PM
17	All	11/23/2019 8:42 PM
18	NA	11/23/2019 8:02 PM
19	For historic sites only	11/23/2019 7:30 PM
20	N-a	11/23/2019 7:24 PM
21	All areas	11/23/2019 6:53 PM
22	We believe that VRBO/Air BNB should be allowed as they are accepted world wide in this industry.	11/23/2019 5:10 PM
23	If a national property management firm is managing the property then the majority of the economic benefit will be not be localized, which is one critique of short term rentals. If, however, local management is required than the short term renters will have more immediate access to someone in case of an issue, but the property will also have some more local influence.	11/23/2019 5:02 PM
24	Someone local needs to make sure they're clean for the next guest. Local investors or managers could be available to correct any additional issues, but again, they should be enforced with the same structure as long-term rentals.	11/23/2019 4:55 PM
25	Mountain homes	11/23/2019 4:33 PM
26	No local management requirements	11/23/2019 3:30 PM

27	No requirements to reply	11/23/2019 3:30 PM
28	Owner manages short term rentals directly.	11/23/2019 2:58 PM
29	The property owner should provide local contact/ management in the event renters or neighbors have a problem with the tenancy. There must be someone to call who is nearby.	11/23/2019 2:42 PM
30	Local management provides quick action if something bad happens or in emergencies.	11/23/2019 2:20 PM
31	n/a	11/23/2019 2:12 PM
32	Keep it to homes and residences that the owner is on or nearby. Keep it local. Don't create an industry that competes with hotels by renting out units with no one on or near the property.	11/23/2019 1:53 PM
33	n/a	11/23/2019 1:39 PM
34	.	11/23/2019 12:20 PM
35	None.	11/23/2019 6:06 AM
36	For our Airbnb, were available at all times. If something goes catastrophically wrong, you need someone local to manage the situation and neighbor relationships, otherwise the situation can blow up and runaway from you.	11/23/2019 5:51 AM
37	?	11/23/2019 5:51 AM
38	Someone in the area should be available in case of emergency.	11/23/2019 5:49 AM
39	Rules should be pretty uniform except maybe areas bordering Boulder. Then it may be better to use city of Boulder rules	11/23/2019 4:13 AM
40	More dense populations would require more strict rules	11/23/2019 2:51 AM
41	Owner occupancy is needed in mountain areas due to dangers of wildfires and wild life interactions.	11/23/2019 2:38 AM
42	Keep the speculators out	11/23/2019 2:20 AM
43	As an Air B&B host, I think local management should be required for all short term properties, no matter where they are located.	11/23/2019 2:08 AM
44	owner or local manager within 5 min is available	11/23/2019 1:57 AM
45	All areas	11/23/2019 1:50 AM
46	There should always be someone available for guests to contact for anything they need	11/23/2019 1:33 AM
47	Already did	11/23/2019 1:27 AM
48	NA	11/23/2019 1:19 AM
49	Sud divisions.	11/23/2019 1:03 AM
50	It was a biased question.	11/23/2019 12:36 AM
51	Must live within 1 hour of property	11/23/2019 12:05 AM
52	I would say in remote areas	11/23/2019 12:01 AM
53	Local management is NOT the answer. They are there to also make money and have absolutely no attachment to the community.	11/22/2019 11:57 PM
54	Mountains should not have to have local management- for instance if you have a cabin in Nederland but live in Longmont, you could manage it yourself. I would not want to have to hire a management just because I didn't live in that town	11/22/2019 11:25 PM
55	None. Managed means what? If you mean a local contact for emergency, perhaps this works. What do you mean by local?	11/22/2019 11:19 PM
56	Local management is necessary to make sure the property is taking care of and for safety of renters.	11/22/2019 10:50 PM
57	High fire-risk areas should be owner occupancy	11/22/2019 6:11 PM
58	There is currently zero oversight of such properties in our neighborhood (Magnolia Road). Some requirements and oversight needs to be in place.	11/22/2019 3:22 AM
59	Residential areas should be residential, and not business areas.	11/22/2019 2:25 AM
60	We support requiring a local secondary management contact for all units	11/22/2019 1:39 AM
61	Rules need to be appropriate to the location	11/22/2019 1:28 AM
62	only resident-owner management should be allowed	11/22/2019 1:08 AM
63	The more owners are on-site and accessible, the less likely there will be any issues.	11/22/2019 12:27 AM
64	N/A	11/21/2019 11:30 PM
65	Renters must have the ability to learn uses of wells, septic and fire restrictions that sometimes occur. The mountains are precious and the areas no suitable to those who do not respect the environment	11/21/2019 11:27 PM

66	Restrictions shouldn't apply in remote areas where neighbors would not be affected. Conversely, where neighbors could be affected by noise or increased traffic, there should be some restrictions to maintain current neighborhood conditions.	11/21/2019 9:52 PM
67	na	11/21/2019 9:41 PM
68	Rural areas are more sensitive and local management or owner present should be more carefully considered for reasons of fire, safety and community.	11/21/2019 9:18 PM
69	Na	11/21/2019 9:11 PM
70	Keep it local. Create local jobs and use locals who are knowledgeable on the area. Help put an end to people who don't live in Ned, buying multiple STR's.	11/21/2019 9:11 PM
71	Short term rentals should require the owner to be *present* in the residence for the duration of the short term rental.	11/21/2019 8:58 PM
72	Mountain areas where wildfire is a danger should require owner occupancy during rentals since out-of-area occupants may not realize the fire danger.	11/21/2019 7:45 PM
73	Residency requirement should be voted on by local residents in townships, subdivisions, rural areas not larger than maybe 100 homes, etc.	11/21/2019 7:02 PM
74	NA	11/21/2019 4:13 PM
75	Management requirements should be local 100% of the time in case of emergency, (i.e. problems with noise, safety, etc.)	11/21/2019 3:40 PM
76	Mountainous areas probably require a local contact for guest and owner safety. Plains and suburb houses that are more typical and close to EMS and public services probably don't need someone as much	11/21/2019 12:14 PM
77	myob	11/21/2019 8:49 AM
78	That's hard. What if there is a resident owner who needs assistance from a management company? How is this broken out?	11/21/2019 5:37 AM
79	All rentals should be privately owned by individuals, NOT a hotel chain or investment firm. STRs are key economic opportunity for families that would not otherwise be able to afford a mortgage here. Investor firms or businesses that own properties should not be allowed to operate STRs, as it robs the community of both the economic benefit, as well as depriving the renters of key elements to an STR experience. If the house is locally owned but that owner hires a management company, that's ok, but businesses should NOT be able to buy homes to rent out as STRs.	11/21/2019 3:53 AM
80	The mountains	11/21/2019 2:56 AM
81	This would ensure that the places are being taken care of and that people who want to live up here long-term have options for rentals	11/21/2019 2:32 AM
82	Plains	11/21/2019 1:41 AM
83	Property manager should be available by phone/text, and have the ability to reach property with an hour in an emergency, or have staff who can do so.	11/21/2019 1:40 AM
84	Some might be remote and not fit into a small geographically designated location.	11/21/2019 1:19 AM
85	this is BS and, if implemented, is nothing less than unequal rights for property owners.	11/20/2019 11:48 PM
86	owners s.b. present in county	11/20/2019 11:22 PM
87	Someone within 60 minutes drive must be available to manage property and address issues that may arise. A registry of property managers that's viewable to public would be great and some aspects of records shared there would be helpful	11/20/2019 10:23 PM
88	There must be a contact in case of an emergency who can address any major issues that arise. This requirement would also support the local economy as out of state owners would employ a local to be on call in this capacity.	11/20/2019 10:05 PM
89	There should be a mediator who can address parking disputes, noise/party issues, dog barking problems, and who knows the HOA guidelines which should continue to be adhered to, etc.	11/20/2019 9:29 PM
90	I prefer local management, but again would rather find a way to identify problem properties/owners. Setting a higher residency requirement should keep owners more invested in the care of their properties and neighborhoods.	11/20/2019 4:40 PM
91	In case of any 'issues', there should always be a 'go to' person available.	11/20/2019 4:14 PM
92	N/A	11/20/2019 3:40 PM
93	Be available in case of disturbance to neighbors or other issues with rental	11/20/2019 3:16 PM
94	In higher density areas like town sites, near trail heads/public lands	11/20/2019 1:28 PM
95	There are many management options outside of local, thanks to the Internet mostly. If you are concerned about who to enforce regulations against - you have the property here and can certainly cloud rental, improvement, and sale if there is a violation.	11/20/2019 1:23 PM
96	Better to serve the renter	11/20/2019 12:51 PM

97	The county should not be imposing restrictions on landowners.	11/20/2019 12:36 PM
98	Managed at a local level. Either through an agency or employee of those renting	11/20/2019 5:10 AM
99	Someone should be within 30 mins	11/20/2019 5:08 AM
100	NA	11/20/2019 4:31 AM
101	An owner who does not provide effective local management will not be rated well by short term renters within these marketplaces. Let the market regulate this one.	11/20/2019 4:14 AM
102	not sure what the right areas are, but there should be a pilot program to start, then apply further if OK	11/20/2019 3:48 AM
103	Use of a local property management company/contact may be warranted in certain more remote mountain areas where the owner is not in residence at the time of the STR.	11/20/2019 3:36 AM
104	What do you mean by local? Does it have to be in the direct area of where the rental is or can they just be in Colorado? Within 50 miles? Can they have someone as a mediator?	11/20/2019 3:35 AM
105	The STR's should be owner occupied and managed by the owner. If the owner is attempting to basically run a motel without complying with all the regulations and fees, they should at least have to manage and clean the STR themselves. This should not be an cheap business alternative to opening an actual motel.	11/20/2019 3:16 AM
106	Residency and owner occupation requirements should apply to residences in subdivisions.	11/20/2019 3:09 AM
107	short term rental should be managed by local owner residents	11/20/2019 2:59 AM
108	n/a	11/20/2019 2:50 AM
109	Local management must be provided for all STRs	11/20/2019 2:36 AM
110	In dense population areas	11/20/2019 2:26 AM
111	If out in the middle of nowhere , who cares. Most concern for neighborhoods of single family homes	11/20/2019 1:24 AM
112	who would be stupid enough just to rent without someone checking on the place and or cleaning it?	11/20/2019 1:04 AM
113	N/A	11/19/2019 11:33 PM
114	On-Site management in all areas!!!! People who don't live here, don't seem to care about the rights and safety of others. They also don't seem to regard the natural landscape as something to be protected.	11/19/2019 11:30 PM
115	Residency requirements in towns and owner occupancy in some sensitive remote areas, such as those near forest/wilderness areas and national parks.	11/19/2019 11:14 PM
116	Don't see a need for this requirement. Guests usually contact their hosts for any types of issues anyway.	11/19/2019 10:51 PM
117	I do not want any short term rentals. None.	11/19/2019 10:36 PM
118	The owner should be local to prevent out of state landlords from buying up all the local property.	11/19/2019 10:27 PM
119	Remote areas	11/19/2019 10:19 PM
120	I believe it is good to have a local presence for vacationers	11/19/2019 9:47 PM
121	There needs to be local management for purposes of maintaining the area, ensuring renters do not encroach on other owners, and for fire safety.	11/19/2019 9:24 PM
122	Near campus	11/19/2019 6:38 PM
123	There should always be some local management, board, etc to manage relations. However, it should be noted again that, if the property manager is abiding by all city standards, local management wouldn't be needed as much.	11/19/2019 6:13 PM
124	Government shouldn't be involved.	11/19/2019 5:49 PM
125	Local management should be required, it just makes sense that there is someone local to handle issues as they arise whether they are maintenance, renters, etc...	11/19/2019 3:08 PM
126	You need someone local in case something needs to be taken care of.	11/19/2019 12:44 PM
127	Na	11/19/2019 3:24 AM
128	0	11/19/2019 1:02 AM
129	Local management requirements should not be regulated by the county; those requirements are the responsibility of the rental agency (Airbnb/VRBO).	11/18/2019 10:40 PM
130	Residency requirements should be county wide.	11/18/2019 6:38 PM
131	None.	11/18/2019 4:16 PM
132	N/A	11/18/2019 4:04 PM
133	N/a	11/18/2019 2:18 PM

134	This would ensure that not only a local is on hand if the tenant has an issue, but that a local is on hand if the tenant IS the issue. Air BNB types structures with no local on hand seem to have issues.	11/18/2019 9:26 AM
135	Subdivisions	11/17/2019 11:25 PM
136	Local management is a smart requirement, and it could/should include the property owner or delegate, such as a family member, being local or hiring a local management business or person.	11/17/2019 5:51 PM
137	Mountain homes to reduce threat from unintended fires	11/17/2019 4:23 PM
138	All areas	11/17/2019 5:37 AM
139	Na	11/17/2019 5:11 AM
140	None	11/17/2019 4:56 AM
141	There should be a local management company to oversee the rental and contact in case of emergency	11/17/2019 4:53 AM
142	A local manager or owner should be contactable and able to address any issues with guests and neighbors.	11/17/2019 1:09 AM
143	n/a	11/17/2019 12:25 AM
144	NA	11/16/2019 11:40 PM
145	I've rented short term for mountain vacations from a company in Allenspark and have had issues with those properties. Having the property manager close by is essential when renters have problems -- especially issues that could be potential hazards to the rental property as well as the property of neighbors and of course the surrounding natural areas.	11/16/2019 9:59 PM
146	Na	11/16/2019 8:47 PM
147	In remote areas where people may be trapped during bad weather.	11/16/2019 8:36 PM
148	None	11/16/2019 7:55 PM
149	N/a	11/16/2019 7:11 PM
150	The property should be managed by someone local that can address any concerns.	11/16/2019 7:08 PM
151	Someone local will understand the concerns of the community and the needs of the neighbors/community around the rental property	11/16/2019 6:38 PM
152	They should be able to respond to short term renters needs within a couple of hours	11/16/2019 6:37 PM
153	x	11/16/2019 6:36 PM
154	I don't want constant flow of new people next to me. If there is a problem I don't want to have to find an owner in Costa Rica.	11/16/2019 4:26 PM
155	In all areas of the county not certain areas	11/16/2019 2:05 PM
156	None unfair illegal question	11/15/2019 3:49 AM
157	If the property is on a significant acreage - 5+ acres, then impacts to neighbors might be less, in those cases maybe owner occupancy is not required.	11/14/2019 10:24 PM
158	The market will deem necessary management structures, not a board.	11/14/2019 1:26 AM
159	Too many short term rental properties could alter the character of a neighborhood. Are these rental unit inspected? Hotels and other lodgings are inspected regularly.	11/12/2019 8:35 PM
160	Reduce the incentive to convert local housing stock into glorified hotels.	11/12/2019 5:10 AM
161	mandating procedural involvement of a third party smells like a rat. Its oversight and it will line the pockets of someone - STUPID IDEA.,	11/11/2019 7:19 PM
162	Of course, the owner should always have someone on hand for emergencies during rental period	11/11/2019 6:21 PM
163	N/A	11/11/2019 3:30 PM
164	Turns neighbor against neighbor. Only way is to prevent them entirely. Recently 4 or 5 people got murdered at an Air B+B party house.	11/11/2019 2:39 PM
165	Local mngmt for property in rural or mountain areas	11/10/2019 10:17 PM
166	This protects both the owners and the renters. Not having any local management means that the homes could face problems from either side, and may end up using County resources to address the problems (police, fire department, etc.).	11/10/2019 10:13 PM
167	n/a	11/10/2019 4:08 PM
168	na, owners are best to respond if active and they can choose subcontractors as needed	11/10/2019 1:44 PM
169	Should be required for all areas - let's not have a complicated patch-work of regulations	11/8/2019 2:25 PM
170	N/A	11/7/2019 8:03 PM
171	No restrictions on how owner of their assets manage them Your over reaching	11/7/2019 6:56 PM

172	All of them.	11/7/2019 6:02 PM
173	Local management for safety guidelines requirements, like smoke detectors, carbon monoxide detectors and fire extinguishers is appropriate. Local guidelines informing travelers of regulations in any given area are also appropriate, whether it pertains to trash, recycle, traffic or noise ordinances, but it's up to the property owner to inform their renters, no different if they were staying 30 days or more.	11/7/2019 3:18 PM
174	It doesn't seem appropriate for someone to rent on a short term basis and have the ability to make money in a neighborhood where there are dues to support the amenities and upkeep of the common areas. I don't feel like my dues should help someone derive an income.	11/6/2019 11:52 PM
175	A thoughtful owner should be able to provide assistance to renters quickly. Or deal with problem renters quickly. That would mean having local management.	11/6/2019 10:46 PM
176	Local management should not need to be onsite but maybe within a certain distance to the STR? Proven by utility bill or some other document	11/6/2019 7:55 PM
177	n/a	11/6/2019 2:38 PM
178	100% owner occupancy so there is someone on site to manage the rental and renter behavior.	11/6/2019 3:46 AM
179	Local management would be ideal for areas that are far from the next big town (think of emergencies).	11/6/2019 1:31 AM
180	Nothing specific but local oversight is ok	11/6/2019 1:21 AM
181	Requirements should be consistent throughout unincorporated Boulder County.	11/5/2019 11:37 PM
182	Local residency or occupancy should be required to prevent large out of state companies and interests from purchasing properties solely for short term rentals. This practice drives up cost of living and drives out local members of the community. What is left are vacant short term rentals, lack of community, and unaffordable property and housing.	11/5/2019 11:24 PM
183	Management requirements should include that the the designated manager (could be owner) must reside full time within the county.	11/5/2019 10:37 PM
184	have a friend, co-host, or management company who resides within 50 miles of the STR	11/5/2019 10:30 PM
185	No I didn't.	11/5/2019 9:48 PM
186	Management by HOA CC&Rs	11/5/2019 9:13 PM
187	Owner occupancy should apply in residential and subdivision areas. These areas should more closely follow the City of Boulder rules.	11/5/2019 9:00 PM
188	N/A	11/5/2019 7:43 PM
189	Short term rental places strain on smaller communities with limited resources for infrastructure repair	11/5/2019 7:30 PM
190	n/a	11/5/2019 6:49 PM
191	If people who are not familiar w/ the area are renting places where it is a wildlife-urban interface, where nearby homeowners have made the choice in their life to live there for the familiarity, community, peace & quiet of nature, then the burden of managing short-term rentals and renters should fall on the owner of the property. If they are unable to, and are consequently unable to maintain the environment that their neighbors and fellow community members are accustomed to, then they should not reap economic benefit at other's expense, only theirs.	11/5/2019 5:48 PM
192	trying to hold down the big party opportunity that ruin neighborhoods	11/5/2019 4:21 PM
193	I understand that the short term rental market provides a valuable opportunity to those who don't own a hotel to earn some money off of the tourism industry in a way that you don't have to be a bajillionaire to do. It is a great way for the little folks to bring in some money. On the otherhand, I also know that it can bring a lack of community if many the houses are short term rentals, safety issues with short term rentals in rural areas, a lack of recourse for neighbors having issues, and an increase in housing costs. For this reason I recommended most short term rentals be regulated in areas like rural or mountains where people need their neighbors and the comings and goings could be come issues without much oversight. In areas wehre emergency services are closer this would not be as much of an issue.	11/5/2019 3:37 PM
194	Historic sites and areas requiring a private road to access require more oversight.	11/5/2019 3:16 PM
195	Areas of greater density should require owner occupany.	11/5/2019 2:30 PM
196	Remote areas	11/5/2019 2:26 PM
197	This could be one way to increase local jobs if property owners do not live in/close to their str- hiring locals to serve as property management.	11/5/2019 2:19 PM
198	A manager should be available when rented	11/5/2019 1:57 PM
199	There should be a 24/7 phone number for all STRs so neighbors can call with issues/complaints about guests	11/5/2019 1:41 PM
200	local management should be required in the mountains and in historic townships	11/5/2019 2:47 AM
201	I should have a local manager contact phone provided for any short term rental in my building.	11/5/2019 2:26 AM

202	For faster resolution of any rental problems either for the tenant or for neighbors	11/5/2019 1:03 AM
203	Local management for remote properties for safety and in consideration of permanent residents in more remote areas.	11/4/2019 11:36 PM
204	Should all throughout the county	11/4/2019 10:37 PM
205	Only owner occupied properties should be allowed for short term rentals.	11/4/2019 10:29 PM
206	More remote rentals are probably going to present more difficulties to people who are not used to living out here. So, some sort of expectation of local help is reasonable.	11/4/2019 8:17 PM
207	Fire danger during 5-7 months of year, where owner should be there to keep area safe. There should be no rentals in private neighborhoods/roads.	11/4/2019 8:10 PM
208	I clicked local management so I could say something here. Local management would need to include the opportunity for the property owner to be able to manage the property too...not just some property management company. My question is what would be the alternative to a local management company? Some national company? Please respond.	11/4/2019 7:53 PM
209	I noted it should apply to all.	11/4/2019 7:21 PM
210	Someone must be close by to deal with both problems with the rental and complaints about the renters.	11/4/2019 6:21 PM
211	The Airbnb and VRBO problems end up falling on the neighbors who are home and available for emergencies etc. Or neighbors have the burden of calling police etc for party houses, increased crime in the area, parking issues etc.	11/4/2019 5:24 PM
212	either a management company that maintains the entire property and can be contacted in case of violations of local ordinances.	11/4/2019 4:54 PM
213	n/a	11/4/2019 4:42 PM
214	Probably makes sense to have more requirements in more populated areas.	11/4/2019 4:23 PM
215	There needs to be someone to call who can be at the property within 1 hour to address emergencies and issues with the tenants.	11/4/2019 4:20 PM
216	n/a	11/4/2019 3:59 PM
217	Should be some protocols for safety noise - ability for neighbors to place complaints	11/4/2019 3:56 PM
218	it is important that guests & neighbors have a local contact for issues relating to the property	11/4/2019 3:54 PM
219	There is no need for local management. Stop making this more complicated that it needs to be. Many AirBnB customers like the fact that they DON'T have to deal with anyone to check in/out etc.	11/4/2019 3:47 PM
220	The owner must live on site and not live elsewhere so that they are accountable to the people living in the dwelling. The management must be local and not outsourced to people living in another city.	11/4/2019 3:40 PM
221	Short term rentals by absentee landlords must not be allowed. The owner of the property must reside in the home year round.	11/4/2019 3:36 PM
222	I think they should apply always.	11/4/2019 3:26 PM
223	I believe that in areas of the county where there is housing stress, short term rentals should not be allowed to take the place of possible long term rentals. I would like to see short term rentals as a supplement during tourist seasons and not allowed in lieu of renting out a house full time.	11/4/2019 3:16 PM
224	Again, high density areas might require more management to prevent impact on neighbors. Rural or large lots not so.	11/4/2019 2:26 PM
225	Rentals can only be offered by owners who reside in Boulder county. Owners do not need to live in dwelling but must maintain as residential property. Local management only.	11/4/2019 2:25 PM
226	owner occupancy should be required for all short term occupancy.	11/4/2019 11:33 AM
227	Not sure. Perhaps in more populated areas. I gave the answer I did because I think some regulations are necessary but am not sure what the goals of requiring residency or occupancy will accomplish. I think it's more important to think about the characteristics we want to maintain and enhance and then design the regs to support those.	11/4/2019 8:19 AM
228	I think having local management is too prohibitive to home owners who want to rent their home out while their away.	11/4/2019 6:22 AM
229	We've had issues in the past where noise has been and issue or fires have been left unattended in a fire pit, therefore it's critical that someone is local to manage these issues.	11/4/2019 4:05 AM
230	Local management in city locations.	11/4/2019 4:02 AM
231	Absentee ownership should not be allowed.	11/4/2019 12:58 AM
232	In subdivisions	11/4/2019 12:40 AM

233	I don't want a non-resident to be able to use a residence as a hotel to generate income. I have personal experience as our neighbors rent their home and then they live with their parents while it's rented. Partying???? OMG!!! we get big families renting the home for weddings and graduations ... events where families party all night long!!! The owners are gone so the only resort is calling Boulder Sheriff's ... Who shrug their shoulders and advise us to close our windows and lock our doors.. REALLY???? I have to stay inside with closed windows in August so the neighbors can make income???	11/3/2019 8:15 PM
234	no short term rental--one month minimum lease should be required.	11/3/2019 7:00 PM
235	Safety and concern for neighbors must be a high consideration in managing short term rental properties. Local management (however that might be defined) should provide local monitoring of the rental unit to minimize adverse affects on neighbors and communities. Certain basic standards of operations should govern how management is conducted in these situations.	11/3/2019 5:53 PM
236	Local management is key to site safety and user experience. That should be required everywhere.	11/3/2019 5:39 PM
237	For everyone's benefit, I think management should be local- somewhere within the County.	11/3/2019 4:59 PM
238	N/A - should apply in all STR's regardless of location.	11/3/2019 4:36 PM
239	This is causing affordability issues and deteriorating neighborhoods if residency requirements are not mandated.	11/3/2019 4:29 PM
240	Local management, residency, and owner occupancy must apply according to how the community (neighborhood/township) prefers.	11/3/2019 3:27 PM
241	There needs to be responsibility. Property managers are NOT taking care of the properties. Someone, the owner, needs to be responsible for the property. There was a shooting at an Airbnb in Halloween. I do not want this activity in my neighborhood.	11/3/2019 2:33 PM
242	Since I am insisting on owner occupancy, management is less important, but would be desirable in areas of higher density and for historic properties.	11/3/2019 2:27 PM
243	Local management for enhanced oversight	11/3/2019 11:16 AM
244	Local management should be required, both to protect the property owner and the guests.	11/3/2019 2:10 AM
245	I have a part time use dwelling in the mountain areas of Boulder County. I've added a full time camera that monitors the outside of my property and have many instances of trespassers on my property that came from the adjacent short term rental. I have seen open air fires on the property, use of charcoal grills, fireworks, gun shooting, dogs roaming, etc. Having a property manager who is responsible for managing the USERS/ RENTERS of the property is important. This would suppose that property managers would be accessible 24/7, responsible for immediate attention to issues of high risk in order to bring the highest value to reducing risks and maintaining harmony. It's also conceivable that said property management companies would be responsible to have county certification that a list of important safety items be in place such as physical inspections, testing for drinking water, septic conditions, debris, purposeful communication documents within the dwelling and obligations to notify neighbors of the schedule for short term renters.	11/3/2019 12:39 AM
246	No requirements	11/3/2019 12:07 AM
247	Owner occupied spaces with an extra bedroom, floor, or suite should be the ONLY short term rentals allowed in unincorporated Boulder County. Anything else damages community, increases fire danger, increases likelihood of interactions with wild life that is detrimental to that wild life, and hurts housing prices for people who actually need a place to live. I Would never rent my historic property short term because I value my community and our ecology more than my GREED.	11/2/2019 7:44 PM
248	Note that companies like AirBnb do NOT do not validate that their rental owners are legit. It is easy to set up fake accounts on AirBnb and scam renters (take their money and not really have a place to rent). Allowing rental owers that are individuals or corporations that do not live in the rental property encourages abuse.	11/2/2019 7:33 PM
249	To ensure that the neighborhood is respected and someone can be called upon if there is a problem	11/2/2019 4:43 PM
250	No local management requirements	11/2/2019 4:33 PM
251	I am against short-term rentals.	11/2/2019 4:25 PM
252	i just think the owner should live adjacent if not required to live in the actual rental unit	11/2/2019 2:56 PM
253	na	11/2/2019 2:13 PM
254	There should always be someone local that can be contacted in emergency situations	11/2/2019 1:36 PM
255	None	11/2/2019 11:03 AM
256	someone needs to be responsible for the short term renters	11/2/2019 3:05 AM
257	hi	11/1/2019 11:22 PM
258	Again, there should be NO short term rentals	11/1/2019 11:02 PM
259	Biggest issue set with these rentals is noise, raucous public behavior, traffic, trash, etc. Local resident or manager needs to be available to address real time.	11/1/2019 10:41 PM

260	all areas	11/1/2019 9:50 PM
261	There must be a contact person for property at all times. Residency would ensure owner connected to property, maintenance up to date, knowledge.	11/1/2019 6:31 PM
262	Local management in town.	11/1/2019 4:34 PM
263	The requirements should apply to all areas since the impacts could be the same anywhere.	11/1/2019 2:49 PM
264	None	11/1/2019 2:05 PM
265	It might make sense to have different rules in very touristy areas near ski areas, etc	11/1/2019 2:02 AM
266	Safety.	10/31/2019 5:20 PM
267	Mountain tourist towns and high traffic areas are of most concern	10/31/2019 4:32 PM
268	emergency contacts that are local seem reasonable	10/31/2019 4:30 PM
269	Owner of property must reside in property. Owner should provide necessary contact information so that complaints can be filed. Owner must respond within 24 hours to complaints with plan for resolution. Owner must inspect property within 24 hours of guests vacating property.	10/31/2019 2:58 PM
270	I think short-term rentals fragment communities and should be regulated regardless of location. The only exception might be a cabin on 40 acres--similar to a 10th mountain hut experience.	10/31/2019 2:35 PM
271	They must be a Colorado Resident (qualified for voting rights in Colorado) and owner occupied for more than half the year	10/31/2019 2:31 PM
272	I'm concerned about fire in mountain areas. Having owners on-site may reduce fire risks from irresponsible guests.	10/31/2019 2:08 PM
273	Outside of county property management companies should not be able to rent them.	10/31/2019 12:41 PM
274	We didn't purchase our home to live next door to a motel. Which is exactly what short term rentals are.	10/31/2019 12:20 PM
275	Local management to me means a party is named who is a local person to be contacted and handle any problems with the people or property during the rental period	10/31/2019 4:06 AM
276	I wouldn't want short term rentals going to drug dealers or people partying and causing a lot of noise.	10/31/2019 4:05 AM
277	N/a	10/31/2019 3:00 AM
278	N/A	10/31/2019 2:50 AM
279	N/A	10/31/2019 2:40 AM
280	N/A	10/31/2019 2:02 AM
281	Set it up like FL for residency status or treat it like it is only a rental property. No management company should be required. People have a right to rent their house to whomever they want. They paid for it, not the government. Adhere to laws and noise ordinances and no regulations should be enacted.	10/31/2019 1:48 AM
282	Should have some flexibility in remote areas - such as mountains - "local" might be a little further out.	10/31/2019 1:14 AM
283	Short term rentals are most disruptive in densely populated areas where a continuously changing stream of visitors need close monitoring if they are not to be a nuisance to neighbors.	10/31/2019 12:55 AM
284	I can't think of a reason why there should be a difference based on area. There could be, but I can't think of one at the moment.	10/30/2019 11:47 PM
285	none	10/30/2019 11:17 PM
286	In remote locations it would not bother the residents living near. I do not like str's in a subdivision people move to a subdivision to have neighbors not tourists	10/30/2019 11:14 PM
287	law enforcement should be able to reach someone that can be on-site within an hour to help relieve the burden of policing bad guests (which are rare).	10/30/2019 11:10 PM
288	See above comments for "local management" -- I own a second home in Lake County which I rent out. Lake County requires *either* the owner (or designated agent) that resides full time in the county, *OR* a local management company that does. This works well -- there's a local contact for any emergencies, etc. They also require a sales tax license, which the owner OR the management company can deal with. I think these are perfectly reasonable.	10/30/2019 10:31 PM
289	All locations would have local cleaners checking on the properties frequently. Local management seems like overkill.	10/30/2019 10:05 PM
290	These considerations are of special importance in subdivisions.	10/30/2019 10:01 PM
291	It should be for all short term rentals. Sorry if my previous answer was different	10/30/2019 9:20 PM
292	N/A	10/30/2019 8:48 PM
293	Historic areas or more congested areas should have owner occupancy requirements to avoid adverse impacts to the site or neighborhood that can come as a result of short term occupants who are not "part" of the neighborhood	10/30/2019 8:24 PM

Attachment D		
294	N/A	10/30/2019 8:23 PM
295	A point of contact should be registered with the County who would be responsible for any "bad" STRs (ie: noise, parties, etc.)	10/30/2019 7:59 PM
296	The owner should be there at all times, no maintenance person needed	10/30/2019 7:58 PM
297	residency requirement needs to be enforced	10/30/2019 7:53 PM
298	N/A	10/30/2019 7:25 PM
299	Requirements should apply to all areas, with the provision for certain areas to impose stricter (never less strict) requirements.	10/30/2019 7:20 PM
300	Please see comments from Q8 for residency/owner occupancy restrictions. For Local Management, I feel all STRs should have a local contact in the event of a property emergency.	10/30/2019 7:03 PM
301	Owner occupancy and local management may reassure potential rental owners' neighbors that adequate oversight and regulation will occur.	10/30/2019 6:56 PM
302	NO restrictions	10/30/2019 6:52 PM
303	Local management is important.	10/30/2019 6:42 PM
304	owner or manager must be available within 30 minutes of property.	10/30/2019 6:40 PM
305	Due to the remote nature of some areas it makes sense to have a local contact in case of wildlife, wild land fire, or other natural disaster.	10/30/2019 6:34 PM
306	In mountain areas of Boulder County, we have significant impacts when short-term residents are ill informed about the landscape, hazards, and challenges of living in the mountains. These challenges and the costs associated with them often fall on governments ill-equipped to cover the costs for managing such hazards.	10/30/2019 6:30 PM
307	n/a	10/30/2019 6:28 PM
308	Areas where homes are close to each other and renters are more likely to affect their neighbors.	10/30/2019 6:26 PM
309	N/A	10/30/2019 6:23 PM
310	Local management all areas	10/30/2019 6:16 PM
311	These requirements are unreasonable and a backdoor to limiting rentals and income opportunities for middle class. Boulderites. No restrictions.	10/30/2019 6:13 PM
312	HOAs should have the ability to set their own guidelines	10/30/2019 5:50 PM
313	Owner must be onsite to manage the property, I don't agree with short term rentals in the small mountain towns, that housing is needed for renters who are being displaced by short term rentals	10/30/2019 3:11 AM
314	Local management for all to keep it local	10/30/2019 1:29 AM
315	None	10/29/2019 9:34 PM
316	NA	10/29/2019 8:05 PM
317	That there is some sort of oversight in case of emergency or problems.	10/29/2019 7:59 PM
318	na	10/29/2019 7:58 PM
319	I believe that the property should be managed by someone local for the benefit of both the short term renters as well as the community members.	10/29/2019 7:55 PM
320	There are more remote locations and properties that are seasonal to people. For example mountain properties, that would be more acceptable to have a host that isn't positioned locally.	10/29/2019 7:41 PM
321	Required checkups after each rental to assure that restrictions and policies are met.	10/29/2019 7:39 PM
322	All rentals must have local management. These are completely unregulated units that could have serious safety concerns that threaten not only the unwitting short term visitors but also neighbors.	10/29/2019 7:11 PM
323	I would like the regulations to discourage people from out-of-state from purchasing homes and turning them into investments via short-term rentals. Housing in Boulder County is already very limited, and having a lot of homes taken "off" the market by these out-of-state investors is not good for Boulder County residents. However, residents who live here and need to supplement their income should be able to rent out rooms in their homes, or their entire home on a temporary basis, with restrictions to ensure health, safety and property value.	10/29/2019 6:14 PM
324	No short term rentals	10/29/2019 5:31 PM
325	none	10/29/2019 5:17 PM
326	Who are the renters? Who is vetting them? What restrictions are provided for the vetting? What are the rules and regulations that would allow someone to contact the Local Management? Who will be provided with the name and contact information of the Local Management?	10/29/2019 4:45 PM

327	no requirements	10/29/2019 4:35 PM
328	Local management should apply everywhere.	10/29/2019 4:31 PM
329	Since there are no requirements for LTRs, why should there be requirements for STRs?	10/29/2019 4:11 PM
330	Residency at least 6 months a year. Owner occupied during periods of rental in subdivisions	10/29/2019 3:50 PM
331	owner occupancy in subdivisions	10/29/2019 3:36 PM
332	Neighborhoods bear the brunt of rental problems	10/29/2019 2:52 PM
333	It seems reasonable that there be a local management contact who can contact the short term renters and ensure they know / are following local regulations	10/29/2019 2:28 PM
334	NA	10/29/2019 1:57 PM
335	Who is paying for the management and damages	10/29/2019 12:34 PM
336	Local commercial management companies do not care, please, some of these proposed Airbnb's are in Estate Residential neighborhoods, it is not fair to bring large numbers of visitors to these small towns. We own a condo in Boulder all short term rentals are banned for a reason, please do not let homeowners rent out their homes for more than 30 days a year and they must live onsite!	10/29/2019 2:29 AM
337	People renting STRs need to have the ability to contact and get support quickly if something is a problem, and neighbors need this ability also.	10/29/2019 2:00 AM
338	residency, owner occupancy, or local management would assure neighbors that noise, traffic, trespass and fire risk are minimized.	10/28/2019 11:42 PM
339	Residential subdivisions are not appropriate for short term rentals, with the possible exception of some mountain areas.	10/28/2019 11:25 PM
340	D	10/28/2019 11:22 PM
341	Short term renters in mountain areas do not respect the neighborhood or neighbors. In their minds these areas are the wild west and they act like cowboys just off the range. Law enforcement response for noise complaints and criminal actions is slow to non-existent. The property owner should be present and directly responsible for the actions of her customers.	10/28/2019 11:19 PM

Q11 The current short-term rental regulations allow all dwellings in unincorporated Boulder County to rent between one and 14 nights per year “by-right,” which means a review process is not required. [Note: some zoning districts allow a greater number of nights by-right.] What do you think is an appropriate number of rental nights a property should be allowed by-right?

Answered: 1,266 Skipped: 301

#	RESPONSES	DATE
1	none	12/4/2019 6:39 PM
2	0	12/4/2019 5:29 PM
3	14	12/1/2019 8:21 PM
4	Unlimited	12/1/2019 1:09 AM
5	60.	12/1/2019 12:05 AM
6	7	11/30/2019 6:22 PM
7	180	11/30/2019 3:53 PM
8	No limit on number of nights and number of renters based on available sleeping accommodations.	11/29/2019 7:50 PM
9	14	11/29/2019 4:14 AM
10	7	11/28/2019 7:42 PM
11	The current regs seem sufficient.	11/28/2019 4:53 AM
12	24 (average one weekend a month)	11/27/2019 9:31 PM
13	Should allow unlimited in Boulder county	11/27/2019 2:36 AM
14	18	11/26/2019 3:20 PM
15	Any number. A person should be able to use their property as they see fit.	11/26/2019 3:03 PM
16	30	11/26/2019 4:15 AM
17	This should not be capped in houses what are not close to others and have their own private road to dwelling.	11/26/2019 1:00 AM
18	365	11/25/2019 10:06 PM
19	14	11/25/2019 8:42 PM
20	20	11/25/2019 7:18 PM
21	40	11/25/2019 6:30 PM
22	15	11/25/2019 6:05 PM
23	no restrictions	11/25/2019 5:06 PM
24	30	11/25/2019 4:33 PM
25	21	11/25/2019 4:29 PM
26	30	11/25/2019 2:38 PM
27	30	11/25/2019 1:41 PM
28	20	11/25/2019 5:47 AM
29	Uncertain	11/25/2019 4:34 AM
30	45	11/25/2019 2:49 AM
31	28 nights	11/25/2019 1:50 AM
32	14 DAYS. I'd rather have neighbors rent out an unused room for 6mos - 12mos so that we know the person...and not a different person everynight. My neighbor just got a permit for 60 days which is too long. People are constantly parking on the street instead of his driveway, I am unsure and he is who these renters REALLY are. It is becoming easy to scope out a neighborhood for future nefarious activities by renting homes for a night. You are just destabilizing neighborhoods by allowing prolonged use as short-term rentals. Less is the key.	11/25/2019 12:53 AM
33	30 days	11/24/2019 10:18 PM

34	Every situation is different. We have two cabins. One we use ourselves, the other is a summer rental, built for that purpose, when we owned the neighboring resort, and kept when we sold the resort. We have been using them for 65 years	11/24/2019 7:49 PM
35	I suppose thats fair. But anything after that I'd want them to apply for all the proper paperwork	11/24/2019 7:25 PM
36	Need more info. Need to have criteria linked to evidence to make this fair to all concerned.. periodic review Is a must!	11/24/2019 7:25 PM
37	30	11/24/2019 7:21 PM
38	30	11/24/2019 5:50 PM
39	365 days per year	11/24/2019 5:21 PM
40	335	11/24/2019 5:14 PM
41	No opinion	11/24/2019 5:08 PM
42	60	11/24/2019 5:00 PM
43	30 nights	11/24/2019 4:59 PM
44	Between one and 14 is appropriate.	11/24/2019 4:37 PM
45	365	11/24/2019 4:15 PM
46	365	11/24/2019 4:15 PM
47	365	11/24/2019 4:03 PM
48	The current regulation is fine with me.	11/24/2019 4:01 PM
49	29 nights	11/24/2019 3:44 PM
50	2	11/24/2019 2:52 PM
51	Current regs seem appropriate	11/24/2019 1:40 PM
52	yes	11/24/2019 11:26 AM
53	100	11/24/2019 8:34 AM
54	60	11/24/2019 5:19 AM
55	30	11/24/2019 5:12 AM
56	No restrictions necessary	11/24/2019 1:58 AM
57	I don't understand the question. This seems like an additional sub-requirement? Should there just be one number?	11/24/2019 1:24 AM
58	200	11/24/2019 1:13 AM
59	365	11/24/2019 1:02 AM
60	A short term rental should be limited to 5 days	11/24/2019 12:07 AM
61	6 months	11/23/2019 11:45 PM
62	330	11/23/2019 11:12 PM
63	180	11/23/2019 10:35 PM
64	Up to 90	11/23/2019 10:29 PM
65	365	11/23/2019 9:42 PM
66	30	11/23/2019 9:37 PM
67	365	11/23/2019 9:29 PM
68	21 days	11/23/2019 8:50 PM
69	fine as is	11/23/2019 8:43 PM
70	1-14	11/23/2019 8:28 PM
71	14 sounds good	11/23/2019 8:03 PM
72	0	11/23/2019 7:46 PM
73	All nights per year	11/23/2019 7:32 PM
74	Unlimited	11/23/2019 6:53 PM
75	30	11/23/2019 6:14 PM
76	Any	11/23/2019 5:52 PM
77	365	11/23/2019 5:46 PM
78	However many the owner wants- it's expensive here- how else do we make it work?	11/23/2019 5:43 PM
79	45	11/23/2019 5:36 PM

80	100	11/23/2019 5:22 PM
81	We believe that the tourist industry, 2 million per season and growing to this area, should determine the number of nights	11/23/2019 5:20 PM
82	As many as the owner wants	11/23/2019 5:20 PM
83	90 days	11/23/2019 5:19 PM
84	No restrictions, no limits please. Property owners paid a lot (and paid a lot in taxes) for our property and we should be able to do what we like with our property, as long as our neighbors don't mind.	11/23/2019 5:14 PM
85	Our position is the market and the tourist season should ruled the number of nights.	11/23/2019 5:12 PM
86	21	11/23/2019 5:03 PM
87	no limit	11/23/2019 5:02 PM
88	I think 30 days is the maximum before long-term rentals should apply. We have visiting professors and employees of local businesses. However, a site or clearinghouse of longer-term rentals or sublets would be helpful.	11/23/2019 5:01 PM
89	365	11/23/2019 4:57 PM
90	150	11/23/2019 4:52 PM
91	14	11/23/2019 4:47 PM
92	30 days	11/23/2019 4:34 PM
93	30 nights by-right	11/23/2019 4:11 PM
94	There should not be a rental regulation designating any specific number of nights per year. Short term rentals will cease and desist all on their own if the owners/managers do not appropriately take care of the property. (No one will continue to rent the property and it will quickly run it's course if not handled professionally.	11/23/2019 3:47 PM
95	150	11/23/2019 3:39 PM
96	6 months	11/23/2019 3:37 PM
97	any length of nights	11/23/2019 3:32 PM
98	Leave the policy as it is	11/23/2019 3:31 PM
99	60	11/23/2019 3:30 PM
100	120	11/23/2019 2:59 PM
101	No limit on rental nights, if owner is present and responsible for the property and enforces rules of good conduct.	11/23/2019 2:58 PM
102	1 to 30 nights.	11/23/2019 2:45 PM
103	All year, no restriction on how many nights.	11/23/2019 2:24 PM
104	No limit	11/23/2019 2:14 PM
105	14	11/23/2019 2:11 PM
106	190	11/23/2019 2:00 PM
107	180	11/23/2019 1:54 PM
108	no limit	11/23/2019 1:40 PM
109	If owner occupied and renting part of home, unlimited. If separate space, perhaps some limit-maybe half the year.	11/23/2019 1:08 PM
110	Unrestricted	11/23/2019 12:40 PM
111	0	11/23/2019 12:21 PM
112	90 days	11/23/2019 11:55 AM
113	It seems that unless there is infringement on neighboring properties that a home owner should have the right to rent out their home without restriction	11/23/2019 11:09 AM
114	Don't understand this question. Is that per guest or for the whole year? 1-30 days per guest would be fine.	11/23/2019 8:18 AM
115	90	11/23/2019 8:07 AM
116	All	11/23/2019 8:00 AM
117	365	11/23/2019 7:38 AM
118	Infinite	11/23/2019 7:32 AM
119	365. I don't believe there should be limits set on a property owner's rights to rent out his/her space.	11/23/2019 6:52 AM
120	30	11/23/2019 6:33 AM

121	365 nights per year.	11/23/2019 6:09 AM
122	14	11/23/2019 6:08 AM
123	100	11/23/2019 5:59 AM
124	120d	11/23/2019 5:53 AM
125	30	11/23/2019 5:53 AM
126	31	11/23/2019 5:51 AM
127	As many as the homeowner desires	11/23/2019 5:12 AM
128	That seem like a logical number given the current tax code.	11/23/2019 5:10 AM
129	5- 10 nights per month	11/23/2019 4:53 AM
130	30	11/23/2019 4:26 AM
131	14 sounds good	11/23/2019 4:25 AM
132	30	11/23/2019 4:14 AM
133	Whatever is required for Boulder proper. Be consistent.	11/23/2019 4:09 AM
134	No review process	11/23/2019 4:03 AM
135	1-14	11/23/2019 3:35 AM
136	365	11/23/2019 3:33 AM
137	300	11/23/2019 3:30 AM
138	365	11/23/2019 3:27 AM
139	365	11/23/2019 3:26 AM
140	365	11/23/2019 3:12 AM
141	300	11/23/2019 3:07 AM
142	Up to 90 nights.	11/23/2019 2:54 AM
143	25	11/23/2019 2:52 AM
144	180	11/23/2019 2:47 AM
145	365	11/23/2019 2:45 AM
146	365	11/23/2019 2:31 AM
147	No maximum stay should be regulated	11/23/2019 2:30 AM
148	unlimited	11/23/2019 2:21 AM
149	300	11/23/2019 2:20 AM
150	185	11/23/2019 2:20 AM
151	There shouldn't be restrictions on this.	11/23/2019 2:17 AM
152	I can't answer this question because I don't know what a review process is, and I'm too lazy to go back and look it up.	11/23/2019 2:13 AM
153	14 nights	11/23/2019 2:06 AM
154	365	11/23/2019 2:01 AM
155	Unlimited	11/23/2019 2:00 AM
156	14 nights (status quo)	11/23/2019 1:59 AM
157	yes	11/23/2019 1:58 AM
158	Minimum of 30 days	11/23/2019 1:58 AM
159	At owners discretion	11/23/2019 1:52 AM
160	120 days	11/23/2019 1:38 AM
161	30	11/23/2019 1:35 AM
162	any number as desired by owner	11/23/2019 1:33 AM
163	100	11/23/2019 1:29 AM
164	As many as they want as long as properties are OWNER-OCCUPIED!	11/23/2019 1:28 AM
165	29days	11/23/2019 1:27 AM
166	30	11/23/2019 1:21 AM
167	No restrictions	11/23/2019 1:20 AM
168	365	11/23/2019 1:17 AM

169	21	11/23/2019 1:12 AM
170	90-180	11/23/2019 1:11 AM
171	30	11/23/2019 1:11 AM
172	As much as we please. Do not regulate county residents. We do not need more regulation.	11/23/2019 1:09 AM
173	90	11/23/2019 1:04 AM
174	30	11/23/2019 12:54 AM
175	364	11/23/2019 12:53 AM
176	Any amount	11/23/2019 12:52 AM
177	14	11/23/2019 12:48 AM
178	2	11/23/2019 12:48 AM
179	No restrictions at all, especially if an owner needs help with their finances.	11/23/2019 12:45 AM
180	365	11/23/2019 12:43 AM
181	365	11/23/2019 12:40 AM
182	90 nights	11/23/2019 12:37 AM
183	unlimited	11/23/2019 12:36 AM
184	365	11/23/2019 12:30 AM
185	180	11/23/2019 12:29 AM
186	180	11/23/2019 12:23 AM
187	365	11/23/2019 12:23 AM
188	365	11/23/2019 12:17 AM
189	I'm not sure, I'd like to consider this further and listen to people involved. 1-14 nights is a starting point.	11/23/2019 12:17 AM
190	unlimited	11/23/2019 12:14 AM
191	60	11/23/2019 12:13 AM
192	90	11/23/2019 12:08 AM
193	30	11/23/2019 12:02 AM
194	None. You can't enforce the regulations that you currently have. I have called multiple times in the past 12 months to complain and nothing has been done. You have no way to enforce this. How are you going to be able to track how many nights these houses are being rented?	11/22/2019 11:59 PM
195	14	11/22/2019 11:58 PM
196	90	11/22/2019 11:47 PM
197	120	11/22/2019 11:27 PM
198	30	11/22/2019 11:27 PM
199	Maximum 30	11/22/2019 11:25 PM
200	30 nights per year	11/22/2019 11:23 PM
201	365	11/22/2019 11:22 PM
202	365	11/22/2019 11:16 PM
203	At least 150	11/22/2019 11:08 PM
204	At least 150 nights per year by right.	11/22/2019 10:53 PM
205	I do not feel there should be a limit.	11/22/2019 10:44 PM
206	Current regulations are acceptable.	11/22/2019 8:50 PM
207	1-300	11/22/2019 7:43 PM
208	100	11/22/2019 7:24 PM
209	It is up to the owner of the property	11/22/2019 6:39 PM
210	maybe 30	11/22/2019 6:14 PM
211	7 nights	11/22/2019 5:48 PM
212	28	11/22/2019 5:45 PM
213	14	11/22/2019 5:00 PM
214	180	11/22/2019 2:48 PM

215	90	11/22/2019 1:04 PM
216	All	11/22/2019 7:45 AM
217	1 to 14 nights sounds right	11/22/2019 4:54 AM
218	20	11/22/2019 4:35 AM
219	None.	11/22/2019 4:24 AM
220	1 to 30	11/22/2019 4:24 AM
221	14	11/22/2019 4:16 AM
222	30	11/22/2019 4:08 AM
223	1-14 nights	11/22/2019 3:35 AM
224	No more than 14 days	11/22/2019 3:23 AM
225	none	11/22/2019 2:54 AM
226	90 days	11/22/2019 2:52 AM
227	14 is more than enough	11/22/2019 2:26 AM
228	14	11/22/2019 2:24 AM
229	6 months	11/22/2019 1:40 AM
230	14 ok; property must have CO	11/22/2019 1:29 AM
231	minimum 365	11/22/2019 1:13 AM
232	14 nights seems reasonable for by-right use	11/22/2019 12:44 AM
233	46 nights per year	11/22/2019 12:43 AM
234	0, zero, no short term rentals, only long term rentals 6 months or longer.	11/22/2019 12:34 AM
235	30 nights/ year	11/22/2019 12:29 AM
236	60 days	11/22/2019 12:28 AM
237	14	11/22/2019 12:01 AM
238	0-12	11/21/2019 11:51 PM
239	30	11/21/2019 11:32 PM
240	90	11/21/2019 11:31 PM
241	60	11/21/2019 11:29 PM
242	90	11/21/2019 10:52 PM
243	14 per year and maximum of 7 days continuous per month, regardless of number of renters.	11/21/2019 10:50 PM
244	1-14 nights annually is ok	11/21/2019 10:46 PM
245	Minimum of one month	11/21/2019 10:29 PM
246	180 days	11/21/2019 10:22 PM
247	One week (no more than seven days)	11/21/2019 10:06 PM
248	5	11/21/2019 10:04 PM
249	Sounds perfect.	11/21/2019 10:01 PM
250	1-14 seems appropriate.	11/21/2019 9:55 PM
251	1-30 days	11/21/2019 9:42 PM
252	45 nights. That allows for someone to go on vacation during all BVSD vacations and "rent" out the house if they choose.	11/21/2019 9:40 PM
253	no limit	11/21/2019 9:22 PM
254	between 100 and 152 nights will allow a for an income from rental that will make a difference to someone needing additional income or a meaningful contribution to mortgage and property taxes.	11/21/2019 9:22 PM
255	1 week/7 days	11/21/2019 9:13 PM
256	30	11/21/2019 9:12 PM
257	365 nights " By Right" A house is generally built with the intention of having occupants in it every night. It shouldn't matter if it's the family that owns the home or a visiting family.	11/21/2019 9:09 PM
258	14 sounds like a pretty long "short term" but I'm okay with 14 as a maximum.	11/21/2019 8:59 PM
259	14	11/21/2019 8:39 PM
260	14 nights or less seems appropriate.	11/21/2019 8:33 PM

261	Current regulation is appropriate	11/21/2019 8:30 PM
262	Perhaps a more relevant consideration might be the interval BETWEEN rentals, to alleviate other residents' discomfort with a constant influx of strangers and vehicles.	11/21/2019 8:21 PM
263	1-14	11/21/2019 8:04 PM
264	14	11/21/2019 7:46 PM
265	14	11/21/2019 7:46 PM
266	14 nights per year "by right". The area for which I am most concerned is CR 84W next to the Wild Basin Lodge and a cabin owned by the Chicago Mountain Club	11/21/2019 7:45 PM
267	50	11/21/2019 7:43 PM
268	1-14	11/21/2019 7:40 PM
269	365	11/21/2019 7:37 PM
270	365	11/21/2019 7:12 PM
271	14 seems ok	11/21/2019 7:04 PM
272	14	11/21/2019 6:54 PM
273	0	11/21/2019 6:41 PM
274	What is the relevance of this question? Given the caps I mentioned, I don't think there should be any limit to the by-right numbers.	11/21/2019 5:47 PM
275	N/A	11/21/2019 5:43 PM
276	Zero nights unless you can guarantee rapid law enforcement response times. Zero nights unless owners are present on the property. Zero nights without inspections: in my area on Magnolia road, inappropriate small sheds, garages, pool houses, etc are used as short-term rentals.	11/21/2019 5:24 PM
277	60-180 night per year	11/21/2019 5:19 PM
278	14 seems like a good number. More than that should require special use review.	11/21/2019 4:58 PM
279	14 nights/year I think that is about right. It should not be increased. That said there should be some requirement to inform guest about fire risks and fire use.	11/21/2019 4:21 PM
280	No limit	11/21/2019 4:14 PM
281	90	11/21/2019 3:46 PM
282	30 DAY RENTALS SHOULD BE FINE IF RENTERS WELL SCREENED AND EVICTED IF THEY VIOLATE NUMBER OF ALLOWED PEOPLE OR CAUSE ANY NOISE OR TRAFFIC PROBLEMS OR MANUFACTURE DRUGS!	11/21/2019 3:40 PM
283	14 is ok	11/21/2019 3:21 PM
284	365	11/21/2019 3:16 PM
285	Current restriction works	11/21/2019 2:40 PM
286	I don't understand this question. I think that as long as the property I'd locally managed then the owner should be able to rent the property at will and without regulation.	11/21/2019 2:36 PM
287	same number as allowed for long term rentals which is currently 365	11/21/2019 1:54 PM
288	one and 14 nights per year	11/21/2019 1:43 PM
289	1 to 14 is appropriate	11/21/2019 1:05 PM
290	365	11/21/2019 12:42 PM
291	14-30	11/21/2019 12:17 PM
292	myob	11/21/2019 8:50 AM
293	4 months	11/21/2019 7:20 AM
294	I'm not certain. Less than 60	11/21/2019 5:39 AM
295	14 makes sense, consistent with the IRS "Augusta rule"	11/21/2019 5:03 AM
296	Again, should not be regulated.	11/21/2019 5:02 AM
297	1 to 14 days seems reasonable	11/21/2019 4:39 AM
298	It should really be unrestricted, particularly if it is resident owned or owner occupied. This is a key economic opportunity for many homeowners or would be homeowners to afford the high cost of homes here, as well as providing a homey experience that can't be had in a hotel. I rent STRs as often as possible when I travel as it's much more comfortable, I don't have to worry about the noise my small children make, there is often a full kitchen, and pets are more easily accepted and there are often yards for them to play in.	11/21/2019 4:01 AM
299	undecided	11/21/2019 3:28 AM
300	60 days	11/21/2019 3:23 AM

301	Unlimited	11/21/2019 3:01 AM
302	30	11/21/2019 3:01 AM
303	Up to the owner not the county	11/21/2019 2:58 AM
304	100	11/21/2019 2:57 AM
305	14	11/21/2019 2:33 AM
306	30	11/21/2019 1:43 AM
307	6 months	11/21/2019 1:43 AM
308	1-5 nights per year.	11/21/2019 1:42 AM
309	300	11/21/2019 1:41 AM
310	0	11/21/2019 1:33 AM
311	Depends upon location of rental	11/21/2019 1:21 AM
312	30	11/21/2019 1:05 AM
313	365.25. No restriction.	11/21/2019 1:02 AM
314	300	11/21/2019 12:24 AM
315	200	11/21/2019 12:01 AM
316	As many as they want. It's there property and they should be able to rent as long as they want.	11/20/2019 11:56 PM
317	365 days a year by right, in a fair society.	11/20/2019 11:52 PM
318	60	11/20/2019 11:23 PM
319	I like the idea of keeping this number low since there is no review process or regulation involved.	11/20/2019 11:19 PM
320	10 nights per year.	11/20/2019 11:13 PM
321	30	11/20/2019 11:03 PM
322	120 nights per year by right	11/20/2019 11:02 PM
323	0	11/20/2019 10:42 PM
324	7	11/20/2019 10:33 PM
325	Not to exceed 14 nights or review is required. If more than 28 days it should be consider long-term rental. This aligns with camping rules in unincorporated county forest areas	11/20/2019 10:26 PM
326	365	11/20/2019 10:24 PM
327	14	11/20/2019 10:24 PM
328	45-days	11/20/2019 10:11 PM
329	60 days per year	11/20/2019 10:06 PM
330	14	11/20/2019 10:06 PM
331	One week.	11/20/2019 9:32 PM
332	30	11/20/2019 8:23 PM
333	60	11/20/2019 7:47 PM
334	I believe this number should be increased significantly. No less than 6 months, by right.	11/20/2019 6:14 PM
335	14 is good.	11/20/2019 6:14 PM
336	30	11/20/2019 5:46 PM
337	90 days	11/20/2019 5:40 PM
338	Unsure of the number of nights per year but think there should be a minimum number of nights required for a stay. That way it eliminates seven unrelated occupants in a week where perhaps the minimum number of number of nights is 3 to where it would allow for only two separate renters per week to cut down on turnover, traffic, disruption...	11/20/2019 5:26 PM
339	This could be a slippery slope. This perhaps should be a "friends and family" exception to the notion that all short term rentals should have a review process.	11/20/2019 5:20 PM
340	7	11/20/2019 4:33 PM
341	7	11/20/2019 4:27 PM
342	I don't really know	11/20/2019 4:18 PM
343	14	11/20/2019 4:16 PM
344	365	11/20/2019 4:13 PM
345	6 months	11/20/2019 4:09 PM

346	14	11/20/2019 3:47 PM
347	120 days should be allowed by-right.	11/20/2019 3:43 PM
348	90	11/20/2019 3:33 PM
349	Number of Nights should not be restricted.	11/20/2019 3:17 PM
350	No restrictions.	11/20/2019 2:56 PM
351	30	11/20/2019 2:50 PM
352	Between one and 14 nights with at least 30 days between each rental.	11/20/2019 2:21 PM
353	1-14 nights	11/20/2019 2:21 PM
354	90	11/20/2019 1:32 PM
355	In the cities, I think the regulations should be very strict - however 14 is a ridiculously low number. 30 is more appropriate. You are just creating a black-market otherwise and imposing uncertainty on people. In the unincorporated County, there should be no limit so that short-term rentals move out of the cities to the County, freeing up housing stock in the cities, closer to jobs, improving the traffic inflow to the cities for workers.	11/20/2019 1:28 PM
356	14	11/20/2019 1:11 PM
357	Minimum 2 nights	11/20/2019 12:53 PM
358	there should be no restrictions on owners' rights to rent their property	11/20/2019 12:38 PM
359	90 days	11/20/2019 7:02 AM
360	100	11/20/2019 6:31 AM
361	60	11/20/2019 6:14 AM
362	30 d	11/20/2019 5:38 AM
363	Up to 14 days	11/20/2019 5:11 AM
364	14	11/20/2019 5:09 AM
365	30 rental nights. My insurance policy allows 30 nights	11/20/2019 5:02 AM
366	NA	11/20/2019 4:32 AM
367	90 days	11/20/2019 4:29 AM
368	365	11/20/2019 4:16 AM
369	30	11/20/2019 4:14 AM
370	Leave by right "as is". regulate higher by steps and areas	11/20/2019 3:53 AM
371	14	11/20/2019 3:48 AM
372	30days	11/20/2019 3:45 AM
373	any	11/20/2019 3:41 AM
374	In mountain areas the typical summer vacation rental season runs from mid-May to mid-September, so the "by-right" should allow up to 120 nights per year.	11/20/2019 3:40 AM
375	1-21	11/20/2019 3:36 AM
376	1-179	11/20/2019 3:35 AM
377	10 nights per month	11/20/2019 3:32 AM
378	104 nights per year. this is every weekend of the year	11/20/2019 3:23 AM
379	1-30	11/20/2019 3:20 AM
380	1-14	11/20/2019 3:15 AM
381	60	11/20/2019 3:00 AM
382	0	11/20/2019 2:53 AM
383	14 days is sufficient. If people want to rent longer they must comply with more regulations to assure STRs are appropriate	11/20/2019 2:38 AM
384	Unlimited. The more nights rented the better for local economies	11/20/2019 2:28 AM
385	The County should have no right or jurisdiction to review any property in unincorporated Boulder.	11/20/2019 2:19 AM
386	30 per year.	11/20/2019 2:16 AM
387	2	11/20/2019 2:06 AM
388	up to 21 nights per year by right	11/20/2019 1:53 AM
389	365	11/20/2019 1:46 AM
390	1-14	11/20/2019 1:25 AM

391	"by-right" regs of 14 days is generous... A regulatory process that is reasonable is a benefit to society and a protective factor of communities and visitors alike.	11/20/2019 1:17 AM
392	why the limitations? If I needed to move I would like to keep my property and short term rental might be the only way to accomplish that.	11/20/2019 1:06 AM
393	300	11/20/2019 12:57 AM
394	365	11/20/2019 12:49 AM
395	14	11/20/2019 12:42 AM
396	7	11/20/2019 12:36 AM
397	7 nights	11/20/2019 12:27 AM
398	60	11/20/2019 12:24 AM
399	This should not be regulated. I understand some people need to do this to keep their home in Boulder.	11/20/2019 12:21 AM
400	14 total but there is no current enforcement therefor that should not be extended.	11/20/2019 12:20 AM
401	30	11/19/2019 11:47 PM
402	30	11/19/2019 11:45 PM
403	unlimited; it is the owner's property, and they should be able to do what they wish with the property	11/19/2019 11:45 PM
404	365	11/19/2019 11:36 PM
405	10 - 14 nights seems reasonable	11/19/2019 11:35 PM
406	335	11/19/2019 11:28 PM
407	1-30 nights	11/19/2019 11:20 PM
408	14	11/19/2019 11:16 PM
409	30+	11/19/2019 11:12 PM
410	1-14	11/19/2019 11:07 PM
411	14	11/19/2019 11:02 PM
412	Current regulations	11/19/2019 10:51 PM
413	14 days seems about right.	11/19/2019 10:51 PM
414	1-14	11/19/2019 10:45 PM
415	60	11/19/2019 10:41 PM
416	100 nights, enough to generate supplemental income, but not enough to make it your sole income or worth being and income generating property. Of course owners should be present for those 100 nights.	11/19/2019 10:40 PM
417	60	11/19/2019 10:39 PM
418	1	11/19/2019 10:38 PM
419	15-30	11/19/2019 10:32 PM
420	30 day minimum.	11/19/2019 10:29 PM
421	7 nights	11/19/2019 10:27 PM
422	60	11/19/2019 10:25 PM
423	up to 60 days	11/19/2019 10:22 PM
424	1-14 nights per year	11/19/2019 10:21 PM
425	14	11/19/2019 10:20 PM
426	0 - All short-term properties need to be reviewed and licensed	11/19/2019 10:19 PM
427	At least weekends per year	11/19/2019 10:17 PM
428	no more than 14	11/19/2019 9:48 PM
429	Short term rentals may be the only way we can attract a workforce for any business, service, or project especially since transportation to our area can be such a big issue. Need owner flexibility to determine short vs long term rental use. Minimum of 30 days with options to extend. Honestly, any number we or the county proposes seems arbitrary. I haven't seen good reasoning for a limit.	11/19/2019 9:34 PM
430	I don't think there should be a limit.	11/19/2019 7:34 PM
431	30	11/19/2019 6:18 PM
432	However long they want. Just so long as the owner/property manager is effectively managing, charging, and maintaining the guests as tenants.	11/19/2019 6:15 PM
433	not sure	11/19/2019 6:11 PM

434	365	11/19/2019 6:09 PM
435	Whatever the owner determines.	11/19/2019 5:49 PM
436	14	11/19/2019 5:47 PM
437	14 nights is fine	11/19/2019 5:38 PM
438	I think it should be up to the owner of the property and not regulated.	11/19/2019 3:12 PM
439	150	11/19/2019 2:46 PM
440	No limit	11/19/2019 1:59 PM
441	100 nights per year	11/19/2019 12:46 PM
442	No Restrictions	11/19/2019 10:29 AM
443	Up to 1 full calendar month	11/19/2019 4:27 AM
444	1-14	11/19/2019 3:29 AM
445	There should be no cap	11/19/2019 3:24 AM
446	180	11/19/2019 3:19 AM
447	333	11/19/2019 3:18 AM
448	unlimited	11/19/2019 2:42 AM
449	Unlimited	11/19/2019 2:33 AM
450	364	11/19/2019 1:04 AM
451	365	11/19/2019 12:42 AM
452	30	11/18/2019 11:51 PM
453	14	11/18/2019 11:43 PM
454	120 nights (10 per month)	11/18/2019 10:46 PM
455	14	11/18/2019 10:02 PM
456	unlimited	11/18/2019 8:53 PM
457	14	11/18/2019 6:48 PM
458	10%	11/18/2019 6:41 PM
459	3 - to 14 nights	11/18/2019 5:25 PM
460	up to 30	11/18/2019 5:16 PM
461	6 months per year	11/18/2019 4:58 PM
462	up to 14	11/18/2019 4:29 PM
463	250 nights per year	11/18/2019 4:26 PM
464	365	11/18/2019 4:20 PM
465	30.	11/18/2019 4:17 PM
466	As many as an owner can rent the property due to the economic impact for the county and the owner. A property lived in is better than an empty property!	11/18/2019 4:08 PM
467	365	11/18/2019 2:19 PM
468	As many as owner allows.	11/18/2019 2:16 PM
469	I don't understand why Boulder County government would regulate what individuals do with their property. Seems like extreme overreach.	11/18/2019 2:00 PM
470	180	11/18/2019 1:16 PM
471	1-14	11/18/2019 7:17 AM
472	120 (4 months)	11/18/2019 5:29 AM
473	Should be 90 days to allow for vacation rentals during summer season	11/18/2019 4:10 AM
474	365	11/18/2019 2:11 AM
475	As many as the people want to rent	11/17/2019 11:46 PM
476	180	11/17/2019 11:26 PM
477	4	11/17/2019 10:05 PM
478	100 Nights/year	11/17/2019 10:02 PM
479	365	11/17/2019 9:37 PM
480	45	11/17/2019 9:21 PM

481	2	11/17/2019 8:35 PM
482	I think that the number of nights should be up to the owner, not the county	11/17/2019 7:50 PM
483	Unlimited number of nights.	11/17/2019 7:24 PM
484	I think 1-90 days is an appropriate number of nights to allow by-right.	11/17/2019 6:28 PM
485	14	11/17/2019 5:27 PM
486	Current regulation	11/17/2019 4:26 PM
487	14	11/17/2019 2:47 PM
488	1 - 14	11/17/2019 12:35 PM
489	The current regulations are appropriate	11/17/2019 8:08 AM
490	300	11/17/2019 5:12 AM
491	the current regulations, 1-14 nights is appropriate	11/17/2019 5:04 AM
492	14	11/17/2019 4:56 AM
493	Between 1 and 20	11/17/2019 4:55 AM
494	I have no idea! Some short term rentals are a family, renting out their home. Others are a group of cabins. How can the family live in each of the cabins? More than 14 nights would be appropriate...maybe 30 days? (guessing here!)	11/17/2019 4:02 AM
495	6 nights	11/17/2019 3:52 AM
496	30	11/17/2019 3:41 AM
497	1	11/17/2019 2:46 AM
498	1 to 30	11/17/2019 2:33 AM
499	365	11/17/2019 1:10 AM
500	any	11/17/2019 12:26 AM
501	I don't feel that there should be a limit prescribed by the state or any government. The decision to visit a state or area should NOT be controlled or limited unless it becomes a criminal situation. To feel that they can control number of night caps or limitations is a very presumptuous move on the part of Boulder County.	11/17/2019 12:22 AM
502	100	11/17/2019 12:21 AM
503	14	11/17/2019 12:05 AM
504	30	11/16/2019 11:42 PM
505	why control the free movement of people, why the need to control another facet of our current reality in Boulder county .	11/16/2019 11:18 PM
506	I don't know the answer. However there does not seem to be enough places available for long term rentals in the mountain areas.	11/16/2019 10:26 PM
507	7	11/16/2019 10:16 PM
508	100	11/16/2019 10:01 PM
509	90 nights	11/16/2019 9:58 PM
510	1-14	11/16/2019 9:43 PM
511	no opinion	11/16/2019 9:27 PM
512	None	11/16/2019 9:23 PM
513	30 To 90 days	11/16/2019 9:18 PM
514	10	11/16/2019 8:49 PM
515	30	11/16/2019 8:39 PM
516	10	11/16/2019 8:18 PM
517	180	11/16/2019 8:14 PM
518	I think it should be up to the owner	11/16/2019 8:12 PM
519	If a rental property is well managed and maintained as a vacation rental unit, why should there be a limit? If there are violations (noise, damage, traffic, other offenses that go unattended to, yes, there should be limitations and consequences.	11/16/2019 7:59 PM
520	Any	11/16/2019 7:56 PM
521	7	11/16/2019 7:49 PM
522	No minimum requirement unless governed by season.	11/16/2019 7:25 PM
523	no limit	11/16/2019 7:23 PM

524	No change.	11/16/2019 7:20 PM
525	Unlimited	11/16/2019 7:15 PM
526	14	11/16/2019 7:12 PM
527	60 nights	11/16/2019 7:10 PM
528	14	11/16/2019 6:57 PM
529	14 nights (2 week vacation) makes sense.	11/16/2019 6:54 PM
530	Any	11/16/2019 6:52 PM
531	14 seems ok	11/16/2019 6:40 PM
532	1-14	11/16/2019 6:39 PM
533	14 days per stay but not per year.	11/16/2019 6:39 PM
534	x	11/16/2019 6:37 PM
535	30	11/16/2019 6:28 PM
536	14	11/16/2019 6:08 PM
537	30	11/16/2019 6:03 PM
538	Up to home owner and renter - not Boulder County	11/16/2019 6:01 PM
539	14	11/16/2019 5:58 PM
540	356	11/16/2019 5:47 PM
541	30	11/16/2019 5:46 PM
542	Need to license short term rentals and use a graduated system for taxing the owner. The more nights the rental is rented the higher the taxes. Taxes then should go directly to neighborhood to improvements and schools without any concessions to hire more government	11/16/2019 4:30 PM
543	250 nights	11/16/2019 3:26 PM
544	365.25 nights	11/16/2019 2:55 PM
545	Between homeowner and guest	11/16/2019 2:37 PM
546	Why can't a short term rental be up to 364 days? Just short of a year. I don't understand the limit of 14 days.	11/16/2019 2:08 PM
547	90	11/16/2019 3:32 AM
548	14	11/16/2019 2:46 AM
549	30 nights	11/16/2019 12:14 AM
550	14, as that matches IRS rules on whether rental income must be reported	11/15/2019 10:39 PM
551	14 is fine	11/15/2019 10:20 PM
552	14	11/15/2019 5:34 PM
553	45	11/15/2019 4:03 PM
554	As many days as an owner wishes	11/15/2019 3:04 PM
555	60	11/15/2019 3:53 AM
556	Unrestricted Illegal bias unfair question	11/15/2019 3:51 AM
557	Any number - what makes 14 OK and 15 not OK? Should not be a number but based on good operating practices. Many short term rentals are maintained WAY better than private residences.	11/14/2019 11:10 PM
558	Current regulations seem just right.	11/14/2019 10:25 PM
559	I don't know. I guess 14 nights per year seems rather limiting, especially for an Airbnb situation.	11/14/2019 10:20 PM
560	14	11/14/2019 10:11 PM
561	365	11/14/2019 9:13 PM
562	i think the owner should determine how many nights they want to rent. they have the best knowledge of their house and community.	11/14/2019 7:45 PM
563	14 nights	11/14/2019 7:03 PM
564	0	11/14/2019 4:34 PM
565	Year round, no restrictions as long as there is a local manager to manage the situation and keep tabs on the property	11/14/2019 5:46 AM
566	180	11/14/2019 1:28 AM
567	90 days	11/13/2019 8:07 PM

568	1-14	11/13/2019 6:03 PM
569	Whenever the owner chooses.	11/13/2019 1:00 AM
570	300-365 nights per year	11/12/2019 11:58 PM
571	How would the county know if a homeowner exceeded the allowed number of nights by right?	11/12/2019 8:37 PM
572	365	11/12/2019 8:04 PM
573	21 days	11/12/2019 6:27 PM
574	14 nights	11/12/2019 3:21 PM
575	7	11/12/2019 12:43 PM
576	14	11/12/2019 5:11 AM
577	5	11/11/2019 10:54 PM
578	14 nights per year	11/11/2019 10:33 PM
579	Unlimited	11/11/2019 10:30 PM
580	Unlimited, I believe the market should decide	11/11/2019 9:31 PM
581	3-30	11/11/2019 9:04 PM
582	I'm not sure. 14 feels low. Maybe 30?	11/11/2019 8:31 PM
583	none	11/11/2019 8:17 PM
584	365 - PERIOD. Its my house and I choose to do this and in 6 years never 1 complaint and station in my Neighborhood, and a 5 star super host rating on airbnb and zero issues. Boulder is being priced out to nation... I am a realtor and I know. This income gives many the ability to stay in their homes and make ends meet.	11/11/2019 7:22 PM
585	1-14 looks good	11/11/2019 6:55 PM
586	0	11/11/2019 6:28 PM
587	Unlimited	11/11/2019 6:26 PM
588	14	11/11/2019 6:20 PM
589	none	11/11/2019 4:37 PM
590	365 nights	11/11/2019 3:32 PM
591	0	11/11/2019 2:41 PM
592	30-45	11/11/2019 6:54 AM
593	Yes	11/11/2019 4:01 AM
594	I do not understand where that number comes from. What would be the problem of allowing short term rentals more nights. My suggestion would be to allow the number of nights to be set by the median or average of preference of the nearest 6 neighbors. That way, if people do not like it in their immediate neighborhood, they have some influence. I would leave the 14 nights as the minimum allowed. I can only think that the hotel industry, which, judging by the number of new hotels going up in Boulder County, is the only real lobby against this. I do not see the reason why that industry, where most of the profits go out of the community, should be supported over the small business efforts of local homeowners.	11/10/2019 10:23 PM
595	Unlimited	11/10/2019 10:18 PM
596	Between one and fourteen nights.	11/10/2019 9:39 PM
597	Fourteen seems a reasonable amount. Certainly not more than that.	11/10/2019 8:18 PM
598	365	11/10/2019 8:00 PM
599	7	11/10/2019 7:45 PM
600	unlimited	11/10/2019 5:19 PM
601	weekends are problematic with parties behind us. Rentals are available for short term parties, not resident obligations.	11/10/2019 4:27 PM
602	30 days per year	11/10/2019 4:12 PM
603	As many as you want	11/10/2019 2:43 PM
604	365	11/10/2019 1:46 PM
605	60	11/10/2019 12:59 PM
606	Perhaps zero. If you are renting out your house at all, there should be some oversight and compliance to rules and safety.	11/10/2019 12:42 PM
607	60	11/10/2019 2:34 AM
608	none	11/9/2019 9:15 PM

609	30 days	11/9/2019 8:42 PM
610	14	11/9/2019 8:14 PM
611	365 days a year	11/9/2019 3:23 PM
612	30- 60 days total.	11/8/2019 10:24 PM
613	365	11/8/2019 8:59 PM
614	14 seems to be a good number	11/8/2019 5:30 PM
615	7 nights/year, and only that if the owner is staying on the property	11/8/2019 5:23 PM
616	14	11/8/2019 4:54 PM
617	Between one and 14	11/8/2019 3:51 PM
618	365	11/8/2019 3:50 PM
619	After rental registration form has been submitted to Boulder County and approved, the number of nights should be up to the property owner. Because of the stringent review process on the Air B n B platform, if the rental space is sub-par in any manner, the rental communities feedback will ultimately affect the frequency of the rental space.	11/8/2019 2:48 PM
620	three days "by right". Greater than three days requires a review	11/8/2019 2:27 PM
621	14 nights	11/8/2019 2:13 PM
622	1 and 14	11/8/2019 5:32 AM
623	60 nights by right. Up to 365 nights with STR application, license and/or permit.	11/8/2019 5:10 AM
624	180 days	11/8/2019 4:32 AM
625	14	11/8/2019 2:30 AM
626	365	11/8/2019 2:21 AM
627	100	11/8/2019 1:55 AM
628	180 or more	11/8/2019 12:47 AM
629	14	11/7/2019 10:49 PM
630	30 days	11/7/2019 10:30 PM
631	I think 14 nights as a max is sufficient	11/7/2019 10:06 PM
632	300	11/7/2019 8:11 PM
633	This seems arbitrary. I think they should be allowed if through a platform like airbnb or vrbo because these platforms include security and safety measures, as well as built-in feedback that protects both homeowners and renters.	11/7/2019 8:06 PM
634	Zero nights	11/7/2019 7:36 PM
635	270	11/7/2019 6:57 PM
636	14	11/7/2019 6:48 PM
637	20	11/7/2019 6:10 PM
638	zero	11/7/2019 6:03 PM
639	None	11/7/2019 5:10 PM
640	1-14	11/7/2019 4:25 PM
641	I advocate property owner rights across the board and don't feel there should be any limits. As there are no limits on number of days one can rent their house 30 days or more.	11/7/2019 3:24 PM
642	None, but if regulations adopted allow rental, at most thirty days.	11/7/2019 1:16 AM
643	30 or less	11/7/2019 12:07 AM
644	The current regulation of one and 14 nights per year sounds appropriate.	11/6/2019 11:54 PM
645	none in subdivisions, at least 3 nights	11/6/2019 11:44 PM
646	That seems fair. But anything beyond that needs to be regulated and codes enforced.	11/6/2019 11:05 PM
647	0	11/6/2019 10:47 PM
648	habnd	11/6/2019 10:46 PM
649	Same as federal, 14 days	11/6/2019 7:57 PM
650	14	11/6/2019 7:21 PM
651	Unlimited	11/6/2019 7:17 PM
652	zero	11/6/2019 5:35 PM
653	current rule is good	11/6/2019 4:35 PM

654	Up to 30 nights per year	11/6/2019 2:38 PM
655	26	11/6/2019 5:01 AM
656	14	11/6/2019 4:29 AM
657	14	11/6/2019 3:47 AM
658	30	11/6/2019 3:39 AM
659	Maybe 30	11/6/2019 2:49 AM
660	At least 90 nights per year.	11/6/2019 1:33 AM
661	100 days per yer	11/6/2019 1:21 AM
662	Fourteen/two weeks seems appropriate 'by-rights'. Longer time should fall under the 30 days or less requirement for short term rental. By-rights should not exceed one per month and no more than 6-8 per year.	11/5/2019 11:41 PM
663	none, who is going to monitor this? This will become a hostile relationship of neighbor against neighbor. In those 14 days they could throw a party, trash, fire and security risks.	11/5/2019 11:40 PM
664	No more than 7 nights would be appropriate	11/5/2019 11:26 PM
665	14 for rural residential	11/5/2019 11:00 PM
666	180	11/5/2019 10:53 PM
667	14	11/5/2019 10:48 PM
668	30 day minimum- every STR below that results in the " revolving door" problem with a disturbing increase of noise, traffic, pollution, increased strangers and unmanageable control of violations	11/5/2019 10:41 PM
669	None - all short term rentals should be reviewed regardless of how often they are rented.	11/5/2019 10:40 PM
670	as many nights as an owner wants	11/5/2019 10:35 PM
671	365	11/5/2019 10:27 PM
672	As many as desired. Property owners should be able to do as they wish with their properties. Especially people in the county and not in the city.	11/5/2019 10:10 PM
673	1 to 14 nights per year is fine.	11/5/2019 9:50 PM
674	200 total; maximum each stay of 14 nights	11/5/2019 9:31 PM
675	3-7 with maximum number of guests based on septic system and parking	11/5/2019 9:29 PM
676	14	11/5/2019 9:14 PM
677	0	11/5/2019 9:14 PM
678	Less than 15 nights but with penalties assessed for violators.	11/5/2019 9:00 PM
679	365	11/5/2019 8:45 PM
680	0	11/5/2019 8:25 PM
681	90	11/5/2019 7:44 PM
682	5	11/5/2019 7:32 PM
683	none	11/5/2019 7:08 PM
684	STR's are a business, and should not be in neighborhoods zoned residential, aside from that, "by right" 14 days sounds reasonable	11/5/2019 6:52 PM
685	30	11/5/2019 6:49 PM
686	120 - 150	11/5/2019 6:43 PM
687	It should be based on percentage of nights per month as against percentage of nights owner must occupy the residence.	11/5/2019 6:19 PM
688	If the owner is there and managing the property, I don't care how many nights they rent per year. It's about respect for other's neighbors and community that this is about.	11/5/2019 5:50 PM
689	one and 30 days	11/5/2019 5:25 PM
690	?	11/5/2019 4:26 PM
691	We are not sure that rental of all properties in all areas should be a right. It changes the character of a residential neighborhood.	11/5/2019 4:15 PM
692	300 nights per year	11/5/2019 4:06 PM

693	This is a difficult question to answer without knowing what the review process consists of and is aimed to address. It sounds like this would be very difficult to enforce and no matter the number of nights it would be unlikely to be followed. However, 1-14 nights per year without any need for permission or a process seems reasonable provided that the process to extend to more time is not difficult or time consuming. If it becomes used as a tactic to limit people or delay approvals, as often happens with regulations in boulder county, I feel that all nights up and to the residence requirements should be free of review.	11/5/2019 3:41 PM
694	1-14	11/5/2019 3:19 PM
695	Up to 14 nights, maximum. There should also be a minimum similar to what hotels do, something like 2-3 nights minimum stay.	11/5/2019 3:18 PM
696	No restrictions	11/5/2019 2:59 PM
697	If the owner resides on the property, there should be no limit.	11/5/2019 2:33 PM
698	365	11/5/2019 2:27 PM
699	unlimited	11/5/2019 2:04 PM
700	180	11/5/2019 1:58 PM
701	365	11/5/2019 1:50 PM
702	30	11/5/2019 1:47 PM
703	14 seems ok.	11/5/2019 1:42 PM
704	20	11/5/2019 9:36 AM
705	If the property has a full time resident and a separate, attached part of the dwelling is being renting for half the year is okay. For dedicated short term rentals then limiting to 14 nights is acceptable.	11/5/2019 7:32 AM
706	0	11/5/2019 7:23 AM
707	14 nights is reasonable	11/5/2019 6:09 AM
708	as many as the homeowner wants	11/5/2019 5:32 AM
709	none	11/5/2019 5:05 AM
710	30	11/5/2019 5:00 AM
711	365	11/5/2019 4:36 AM
712	30 nights	11/5/2019 4:04 AM
713	30	11/5/2019 3:57 AM
714	Maximum of 30 nights per year. However, not more than 80% of any given month.	11/5/2019 3:40 AM
715	180	11/5/2019 3:31 AM
716	14 nights	11/5/2019 3:20 AM
717	Any	11/5/2019 2:59 AM
718	status quo	11/5/2019 2:58 AM
719	14	11/5/2019 2:51 AM
720	I think 14 nights for short term rental per year is appropriate. If any review/petition is considered for more nights, it must first have the blessing of the other members residing in the complex.	11/5/2019 2:28 AM
721	0 - all short-terms should be reviewed and have input from neighbors.	11/5/2019 2:22 AM
722	Zero	11/5/2019 2:20 AM
723	Requirement should be short term rental only at owners primary residence with owner present. In which case 1-14 nights per year by right seems reasonable.	11/5/2019 2:16 AM
724	zero. I think a review process should be required for any short-term rental.	11/5/2019 2:09 AM
725	14 nights per year by right sounds good	11/5/2019 1:43 AM
726	0	11/5/2019 1:34 AM
727	no opinion	11/5/2019 1:04 AM
728	14	11/5/2019 1:04 AM
729	14	11/5/2019 12:41 AM
730	none	11/4/2019 11:49 PM
731	14 sounds right	11/4/2019 11:38 PM
732	200	11/4/2019 11:26 PM
733	Between one and 14 nights per year	11/4/2019 11:03 PM
734	one and 14	11/4/2019 11:02 PM

735	365	11/4/2019 10:52 PM
736	1-14	11/4/2019 10:45 PM
737	10	11/4/2019 10:38 PM
738	14 or less	11/4/2019 10:31 PM
739	150	11/4/2019 10:19 PM
740	30 is a good number	11/4/2019 9:35 PM
741	Unrestricted	11/4/2019 9:19 PM
742	no more than 14	11/4/2019 8:41 PM
743	No limit if owner occupied	11/4/2019 8:36 PM
744	330	11/4/2019 8:17 PM
745	0	11/4/2019 8:16 PM
746	90	11/4/2019 7:56 PM
747	This needs to be enforced. I live in Boulder County and know that neighbors rent at least half of the year.....	11/4/2019 7:47 PM
748	unlimited	11/4/2019 7:46 PM
749	180	11/4/2019 7:34 PM
750	Zero	11/4/2019 7:23 PM
751	no, 27 nights works better.	11/4/2019 7:16 PM
752	21	11/4/2019 7:03 PM
753	As many as they want as long as they can still meet the owner residency requirements	11/4/2019 6:34 PM
754	7	11/4/2019 6:29 PM
755	I think all short-term rental periods should be treated equally. I do not see any need for "by-right" periods.	11/4/2019 6:24 PM
756	14	11/4/2019 6:10 PM
757	14 nights per year as current laws allow.	11/4/2019 6:02 PM
758	90	11/4/2019 5:56 PM
759	I am against this type of short term rental.	11/4/2019 5:54 PM
760	14 is reasonable.	11/4/2019 5:37 PM
761	5 is plenty to have without review.	11/4/2019 5:30 PM
762	I don't believe there should be regulation on the number of days allowed each year. Needs vary from homeowner to homeowner and to allow them their right to choose.	11/4/2019 5:29 PM
763	20	11/4/2019 5:23 PM
764	1/2 of the days in a year	11/4/2019 5:21 PM
765	14	11/4/2019 5:12 PM
766	0 nights per year. All rentals should be reviewed.	11/4/2019 5:02 PM
767	not sure	11/4/2019 5:00 PM
768	0; all units should be reviewed and pay taxes/fees for STR's	11/4/2019 4:56 PM
769	one to 30 nights per year	11/4/2019 4:53 PM
770	60	11/4/2019 4:43 PM
771	1	11/4/2019 4:35 PM
772	200	11/4/2019 4:33 PM
773	30	11/4/2019 4:29 PM
774	365	11/4/2019 4:27 PM
775	30 or 60	11/4/2019 4:24 PM
776	1-7	11/4/2019 4:23 PM
777	This (14 day by-right) is appropriate.	11/4/2019 4:22 PM
778	7	11/4/2019 4:20 PM
779	Thirty days.	11/4/2019 4:18 PM
780	4	11/4/2019 4:10 PM

781	whatever owner wants to rent it for	11/4/2019 4:09 PM
782	30	11/4/2019 4:05 PM
783	6 weeks	11/4/2019 4:03 PM
784	3 months	11/4/2019 3:58 PM
785	no restriction.	11/4/2019 3:56 PM
786	180 days.	11/4/2019 3:53 PM
787	0	11/4/2019 3:51 PM
788	14	11/4/2019 3:51 PM
789	No limits. People are trying to find a way to afford to live here. Leave them alone.	11/4/2019 3:49 PM
790	minimum 5 nights	11/4/2019 3:47 PM
791	180	11/4/2019 3:45 PM
792	7 nights	11/4/2019 3:41 PM
793	180	11/4/2019 3:40 PM
794	30	11/4/2019 3:39 PM
795	0	11/4/2019 3:36 PM
796	14	11/4/2019 3:34 PM
797	14 max	11/4/2019 3:32 PM
798	None of the business of you busy body "Statists".	11/4/2019 3:29 PM
799	1-14 seems good	11/4/2019 3:29 PM
800	30 days	11/4/2019 3:26 PM
801	30	11/4/2019 3:18 PM
802	14	11/4/2019 3:17 PM
803	I think up to 30 is appropriate.	11/4/2019 3:16 PM
804	60	11/4/2019 3:12 PM
805	As any nights as there is a demand for by Renters. And all rentals must have up to date water and septic systems. All rentals must provide plenty of off street parking. All forestry rentals must be Wildfire Mitigated with Boulder County Wildfire partners and have Wildfire Partners Certification. And all rental properties owner managed, or local managed.	11/4/2019 3:08 PM
806	Any number is fine.	11/4/2019 3:01 PM
807	as few as possible	11/4/2019 2:45 PM
808	approx. 26 nights per year	11/4/2019 2:44 PM
809	30	11/4/2019 2:39 PM
810	14	11/4/2019 2:35 PM
811	90, so summer rental can be accommodated. Think school year.	11/4/2019 2:34 PM
812	Since renting one's home for long periods of time have income tax implications but no regulations, I don't see that short term should be treated any differently.	11/4/2019 2:30 PM
813	200	11/4/2019 2:27 PM
814	60	11/4/2019 2:26 PM
815	90	11/4/2019 2:25 PM
816	None	11/4/2019 2:09 PM
817	30	11/4/2019 2:04 PM
818	30	11/4/2019 2:03 PM
819	30	11/4/2019 1:59 PM
820	same	11/4/2019 1:58 PM
821	12-14	11/4/2019 1:53 PM
822	Unlimited	11/4/2019 1:36 PM
823	90	11/4/2019 1:04 PM
824	365	11/4/2019 12:42 PM
825	none. There should be a review process for all short term rentals.	11/4/2019 11:37 AM
826	no nights	11/4/2019 8:48 AM

827	Current regs seem good. Perhaps as long as a month.	11/4/2019 8:22 AM
828	depends on the neighborhood.	11/4/2019 7:57 AM
829	I think everyone should be allowed to rent out their property as many nights as they wish as long as, in specific areas at least, they are meeting the residency requirement.	11/4/2019 6:26 AM
830	60 nights	11/4/2019 5:57 AM
831	365	11/4/2019 5:53 AM
832	24	11/4/2019 5:31 AM
833	between one and 14 nights	11/4/2019 5:04 AM
834	Not more than 14 nights	11/4/2019 4:43 AM
835	30	11/4/2019 4:07 AM
836	1 - 14 nights per year is fine for mountain communities	11/4/2019 4:07 AM
837	20 nights	11/4/2019 4:03 AM
838	14 rental nights per year by right.	11/4/2019 3:51 AM
839	14 nights to NONE. If I wanted to live next door to a hotel, then I would have bought a house next to one.	11/4/2019 3:49 AM
840	250	11/4/2019 3:35 AM
841	Between one and 14 nights per year.	11/4/2019 3:34 AM
842	20	11/4/2019 3:25 AM
843	14	11/4/2019 3:02 AM
844	14	11/4/2019 2:47 AM
845	current number	11/4/2019 2:36 AM
846	14	11/4/2019 2:30 AM
847	1-90 days, after that a more strict review process.	11/4/2019 1:57 AM
848	3 nights	11/4/2019 1:56 AM
849	Two per month	11/4/2019 1:00 AM
850	60 nights or two months	11/4/2019 12:49 AM
851	Unlimited	11/4/2019 12:42 AM
852	180	11/4/2019 12:41 AM
853	30	11/4/2019 12:26 AM
854	14	11/4/2019 12:25 AM
855	0 (zero) nights per year by-right. Look at regulations other municipalities have passed, i.e. Town of Vail, where all residents must register prior to any rentals.	11/4/2019 12:11 AM
856	0	11/4/2019 12:08 AM
857	60	11/3/2019 11:15 PM
858	14 is fine.	11/3/2019 10:38 PM
859	one and 70	11/3/2019 10:32 PM
860	45	11/3/2019 10:08 PM
861	365	11/3/2019 10:00 PM
862	5	11/3/2019 8:16 PM
863	60	11/3/2019 7:50 PM
864	As many as the owner wants	11/3/2019 7:17 PM
865	no short term rental--one month minimum lease should be required.	11/3/2019 7:01 PM
866	1-14	11/3/2019 6:58 PM
867	30	11/3/2019 6:50 PM
868	120 nights per year	11/3/2019 6:10 PM
869	Zero	11/3/2019 6:01 PM
870	Number of nights might be best defined and adjusted based on the rental location and type. Some locations and types may be better served by longer stays, while others should be shorter.	11/3/2019 5:56 PM
871	14	11/3/2019 5:43 PM

872	I do not know what a "review" entails so this is a hard question to answer. However, it ought to be greater than 14 nights.	11/3/2019 5:41 PM
873	14 nights per rental ---- if rental 30days or more different rules should apply	11/3/2019 5:39 PM
874	30 days	11/3/2019 5:23 PM
875	0	11/3/2019 5:20 PM
876	Any they choose I guess. I haven't noticed any issues regarding short term rentals, and I'm unclear what the presenting issue is at this point. I think it would be better to regulate noise pollution and modified mufflers, lol.	11/3/2019 5:13 PM
877	14	11/3/2019 5:07 PM
878	365	11/3/2019 5:00 PM
879	I would not increase the 14 days.	11/3/2019 4:57 PM
880	I think the current regulations are fine in this regard.	11/3/2019 4:56 PM
881	1-14	11/3/2019 4:38 PM
882	30	11/3/2019 4:30 PM
883	14	11/3/2019 4:18 PM
884	1-14 nights is good	11/3/2019 3:29 PM
885	20 nights	11/3/2019 3:05 PM
886	10	11/3/2019 2:49 PM
887	30 per year	11/3/2019 2:33 PM
888	7 or fewer	11/3/2019 2:33 PM
889	In the appropriate locations current regulations are fine	11/3/2019 11:27 AM
890	0	11/3/2019 3:25 AM
891	0	11/3/2019 2:54 AM
892	70 nights per year, effectively 10 weeks out of the 52 available. Any rentals of 30 days or more should expressly be exempt from the short term rental definition.	11/3/2019 2:14 AM
893	120	11/3/2019 1:15 AM
894	30 days	11/3/2019 1:11 AM
895	175	11/3/2019 1:10 AM
896	7 nights per year	11/3/2019 12:42 AM
897	14 maximum	11/3/2019 12:26 AM
898	365, it's the owners property.	11/3/2019 12:08 AM
899	365	11/2/2019 11:44 PM
900	25% of the year	11/2/2019 11:41 PM
901	1-30	11/2/2019 11:19 PM
902	60	11/2/2019 10:57 PM
903	150	11/2/2019 10:49 PM
904	0	11/2/2019 9:59 PM
905	365	11/2/2019 9:43 PM
906	365	11/2/2019 9:00 PM
907	What I do with my private property is my business.	11/2/2019 8:59 PM
908	30	11/2/2019 8:46 PM
909	30	11/2/2019 8:40 PM
910	30 nights max	11/2/2019 8:27 PM
911	5	11/2/2019 8:19 PM
912	0	11/2/2019 8:08 PM
913	Zero	11/2/2019 7:45 PM
914	The current law seems right.	11/2/2019 7:34 PM
915	60	11/2/2019 6:33 PM
916	60	11/2/2019 6:11 PM
917	50	11/2/2019 6:05 PM

918	30 nights	11/2/2019 5:32 PM
919	I don't know	11/2/2019 5:25 PM
920	35	11/2/2019 5:22 PM
921	14	11/2/2019 5:17 PM
922	365	11/2/2019 5:08 PM
923	yes	11/2/2019 4:44 PM
924	Because most mountain properties were historically and are purchased as second homes the appropriate number by right should be unlimited	11/2/2019 4:34 PM
925	I am against short-term rentals.	11/2/2019 4:26 PM
926	i don't yet have an opinion and would need information on all arguments before making a decision to change the current regulation	11/2/2019 2:59 PM
927	120	11/2/2019 2:14 PM
928	100	11/2/2019 1:48 PM
929	As many as the owner would like	11/2/2019 1:39 PM
930	365	11/2/2019 11:05 AM
931	Up to 180 nights per year.	11/2/2019 5:36 AM
932	28	11/2/2019 5:08 AM
933	180 nights	11/2/2019 4:49 AM
934	365 nights	11/2/2019 3:21 AM
935	I think 14 nights is aligned with irs tax filling requirements, so that seems good	11/2/2019 3:11 AM
936	max of 20 nights/year	11/2/2019 3:08 AM
937	75%	11/2/2019 2:58 AM
938	4 days	11/2/2019 2:28 AM
939	Any number of nights they want. What is the difference between 10 night or 40?	11/2/2019 12:16 AM
940	No restriction, a lot of people in Boulder need to subsidize their income to afford to own a property	11/2/2019 12:08 AM
941	Unlimited	11/2/2019 12:00 AM
942	14	11/1/2019 11:49 PM
943	100	11/1/2019 11:26 PM
944	that should be determined by the property owner and the renter.	11/1/2019 11:24 PM
945	Zero short term rentals should be allowed	11/1/2019 11:08 PM
946	1-14 nights seems appropriate	11/1/2019 11:00 PM
947	49% of the year.	11/1/2019 10:59 PM
948	45	11/1/2019 10:46 PM
949	30	11/1/2019 10:43 PM
950	14	11/1/2019 10:42 PM
951	30	11/1/2019 10:35 PM
952	As many as owner wants	11/1/2019 10:27 PM
953	No limit. All people should be able to rent their houses for as long as they want	11/1/2019 10:12 PM
954	current reg ok	11/1/2019 10:02 PM
955	365.25	11/1/2019 10:01 PM
956	not specified / unlimited	11/1/2019 9:52 PM
957	The current 14 is fine.	11/1/2019 9:33 PM
958	180	11/1/2019 9:21 PM
959	Unlimited. If a property owner wants to use their property for short-term rentals every day of the year, they should have the right to do so.	11/1/2019 8:35 PM
960	As many as the owner and the renters/tenants agree upon.	11/1/2019 7:33 PM
961	One to 30 nights is fine	11/1/2019 7:06 PM
962	3 days - 6 months	11/1/2019 6:53 PM

963	by-right of 1-14 is ok, if proposal for more consecutive nights be submitted for review with explanation	11/1/2019 6:34 PM
964	I assume that the 14 nights per year is irrespective of whether one person or multiple persons (or groups) rent. I don't think there should be a limit.	11/1/2019 6:34 PM
965	one to 50	11/1/2019 6:09 PM
966	60	11/1/2019 4:35 PM
967	60	11/1/2019 4:23 PM
968	30 days/one month	11/1/2019 4:03 PM
969	None	11/1/2019 3:33 PM
970	30 nights	11/1/2019 3:27 PM
971	Unlimited	11/1/2019 3:07 PM
972	Up to 10 nights. If someone rents out their place only on weekends in the summer, that's about five weekends. Neighbors shouldn't have to deal with more than that without some kind of regulation and review.	11/1/2019 2:56 PM
973	As many as they can	11/1/2019 2:07 PM
974	365	11/1/2019 12:15 PM
975	31	11/1/2019 4:00 AM
976	I'd say at least 14, maybe more like 30	11/1/2019 2:04 AM
977	There needs to be one contiguous month within every 6-month period of time.	11/1/2019 1:40 AM
978	14	11/1/2019 12:28 AM
979	Agree--1 to 14 nights	10/31/2019 10:34 PM
980	14	10/31/2019 10:27 PM
981	leave as-is	10/31/2019 10:24 PM
982	14 seems fair	10/31/2019 9:37 PM
983	14 seems ok	10/31/2019 9:27 PM
984	26	10/31/2019 9:10 PM
985	60+	10/31/2019 8:02 PM
986	1-14	10/31/2019 6:04 PM
987	7	10/31/2019 5:39 PM
988	10 to 14 seems right with more toward 10 in busy areas and subdivisions near towns	10/31/2019 5:35 PM
989	none in established neighborhoods.	10/31/2019 5:27 PM
990	30 days.	10/31/2019 5:20 PM
991	14	10/31/2019 5:18 PM
992	60 days	10/31/2019 4:33 PM
993	60 days	10/31/2019 4:33 PM
994	365	10/31/2019 4:12 PM
995	14	10/31/2019 3:52 PM
996	unlimited	10/31/2019 3:50 PM
997	max of 120 days per year.	10/31/2019 3:45 PM
998	365	10/31/2019 3:41 PM
999	30	10/31/2019 3:39 PM
1000	30 days	10/31/2019 3:38 PM
1001	Current regulation seems OK.	10/31/2019 3:05 PM
1002	one night. Any short term rental requires a review process either by the county or the HOA for that area (if one exists)	10/31/2019 3:00 PM
1003	60	10/31/2019 2:55 PM
1004	one & 7 nights	10/31/2019 2:52 PM
1005	14 nights seems reasonable. This would allow an owner to travel and rent their home while away. More than this is a slippery slope to an income property.	10/31/2019 2:38 PM
1006	14 is good	10/31/2019 2:10 PM
1007	Fourteen is fine.	10/31/2019 2:09 PM

1008	90	10/31/2019 1:36 PM
1009	30 nights	10/31/2019 1:28 PM
1010	14	10/31/2019 1:01 PM
1011	14	10/31/2019 12:56 PM
1012	60. Living in the front range is so expensive and getting more so. Let residents earn \$\$ so they can stay in their homes!	10/31/2019 12:48 PM
1013	365	10/31/2019 12:42 PM
1014	365	10/31/2019 12:34 PM
1015	200	10/31/2019 12:30 PM
1016	0	10/31/2019 12:22 PM
1017	90	10/31/2019 11:22 AM
1018	0	10/31/2019 4:51 AM
1019	I would support up to 180 days	10/31/2019 4:08 AM
1020	No restrictions	10/31/2019 4:05 AM
1021	Same as current	10/31/2019 4:04 AM
1022	No. Number should be increased to 366.	10/31/2019 3:59 AM
1023	30	10/31/2019 3:59 AM
1024	7. There should also be a limit on how frequently a place can be rented. Like no more than once a month.	10/31/2019 3:41 AM
1025	365	10/31/2019 3:40 AM
1026	7	10/31/2019 3:24 AM
1027	180	10/31/2019 3:10 AM
1028	Sounds good	10/31/2019 3:01 AM
1029	365 days oer tear	10/31/2019 2:57 AM
1030	Zero. If a house or a host is unsafe for 15 nights, it's unsafe for one.	10/31/2019 2:51 AM
1031	Unlimited rental nights. It's the owner's property, they should be able to use it how they wish.	10/31/2019 2:46 AM
1032	180	10/31/2019 2:41 AM
1033	10	10/31/2019 2:37 AM
1034	365	10/31/2019 2:14 AM
1035	1-14	10/31/2019 2:13 AM
1036	365	10/31/2019 2:03 AM
1037	Anywhere between 1 and 366	10/31/2019 2:03 AM
1038	6 months	10/31/2019 1:49 AM
1039	Unlimited - no restrictions	10/31/2019 1:31 AM
1040	No limits	10/31/2019 1:30 AM
1041	2	10/31/2019 1:16 AM
1042	Depends on where the property is see comments on density and oversight	10/31/2019 12:57 AM
1043	Keep it the way it is.	10/31/2019 12:41 AM
1044	As long as the owner lives in the residence it doesn't matter as it is always supervised	10/31/2019 12:35 AM
1045	7	10/31/2019 12:29 AM
1046	Full by right use as long as owner is directly involved in management and is a Boulder County resident.	10/31/2019 12:10 AM
1047	60	10/30/2019 11:56 PM
1048	No sure.	10/30/2019 11:52 PM
1049	zero	10/30/2019 11:37 PM
1050	365 especially where zoning already allows high density multi family use or where historic use has been group lodging, camp lodging, mining or labor lodging. Government restrictions on private land should remain at a minimum because it allows large companies to control land use and development rather than the individuals who live on the land.	10/30/2019 11:27 PM
1051	365	10/30/2019 11:18 PM
1052	60 days	10/30/2019 11:15 PM

1053	No limit	10/30/2019 11:07 PM
1054	14	10/30/2019 11:05 PM
1055	365	10/30/2019 11:00 PM
1056	28	10/30/2019 10:45 PM
1057	No limit, other than the number of nights the owner is required to stay. A limit of 14 nights is arbitrary, and serves no purpose, unless this is the "free" limit beyond which the owner must follow other published guidelines (like getting a sales tax license). There is no difference between me owning a second home that I let my friends (I have a lot of friends, obviously, since I own a second home) use for free as much as they want, and owning a second home that I rent out. In both cases my otherwise empty home is occupied by people coming to experience a beautiful part of the state, and spending money here while they're doing it.	10/30/2019 10:39 PM
1058	365	10/30/2019 10:34 PM
1059	30	10/30/2019 10:24 PM
1060	3	10/30/2019 10:15 PM
1061	90	10/30/2019 10:08 PM
1062	183	10/30/2019 10:08 PM
1063	Same, 1-14	10/30/2019 10:03 PM
1064	14	10/30/2019 9:39 PM
1065	30	10/30/2019 9:28 PM
1066	30 days	10/30/2019 9:22 PM
1067	two weeks	10/30/2019 9:10 PM
1068	60	10/30/2019 9:08 PM
1069	Fifty to 100?	10/30/2019 9:08 PM
1070	30	10/30/2019 9:07 PM
1071	No limit.	10/30/2019 9:04 PM
1072	14 nights per year	10/30/2019 8:53 PM
1073	14 nights	10/30/2019 8:53 PM
1074	I am comfortable with one and 14 nights or 1 and 30 nights. After 30 nights I would require a review and permit process by the county to ensure there are no hazardous conditions, etc.	10/30/2019 8:51 PM
1075	14	10/30/2019 8:49 PM
1076	60	10/30/2019 8:47 PM
1077	30	10/30/2019 8:46 PM
1078	1	10/30/2019 8:44 PM
1079	14	10/30/2019 8:42 PM
1080	365	10/30/2019 8:34 PM
1081	365/no limits for owner-occupied STRs; 90 days for non-owner occupied	10/30/2019 8:26 PM
1082	120-160	10/30/2019 8:25 PM
1083	14	10/30/2019 8:25 PM
1084	I think 14 days is appropriate	10/30/2019 8:25 PM
1085	1-14 nights.	10/30/2019 8:24 PM
1086	30	10/30/2019 8:23 PM
1087	30	10/30/2019 8:16 PM
1088	3-6 MONTHS NIGHTS RENTAL	10/30/2019 8:15 PM
1089	60 days a year	10/30/2019 8:08 PM
1090	14	10/30/2019 8:00 PM
1091	1-14 is appropriate for "by-right", no change	10/30/2019 8:00 PM
1092	Not sure	10/30/2019 8:00 PM
1093	28	10/30/2019 7:56 PM
1094	30 per year max is good	10/30/2019 7:55 PM
1095	14	10/30/2019 7:54 PM
1096	0	10/30/2019 7:53 PM

1097	14	10/30/2019 7:52 PM
1098	Unlimited	10/30/2019 7:52 PM
1099	1-14 seems fair and adequate	10/30/2019 7:50 PM
1100	120 nights. This accommodates the seasonal nature of rentals in the Allenspark/RMNP area.	10/30/2019 7:49 PM
1101	less than 30 days	10/30/2019 7:43 PM
1102	No short term rentals period	10/30/2019 7:41 PM
1103	remains as is..."one and 14 nights"	10/30/2019 7:41 PM
1104	365	10/30/2019 7:41 PM
1105	30	10/30/2019 7:40 PM
1106	45	10/30/2019 7:39 PM
1107	90	10/30/2019 7:38 PM
1108	365	10/30/2019 7:34 PM
1109	I think it depends on where the property is located.	10/30/2019 7:30 PM
1110	60	10/30/2019 7:29 PM
1111	0	10/30/2019 7:27 PM
1112	365	10/30/2019 7:26 PM
1113	This is more of a Boulder County resource issue -- I think the number should reflect the minimum number of days that BoCo staff can manage the review/approval workload.	10/30/2019 7:26 PM
1114	7	10/30/2019 7:21 PM
1115	No restrictions	10/30/2019 7:20 PM
1116	21	10/30/2019 7:19 PM
1117	365	10/30/2019 7:17 PM
1118	any number by-right will be difficult to enforce.	10/30/2019 7:15 PM
1119	7	10/30/2019 7:14 PM
1120	0	10/30/2019 7:10 PM
1121	Unlimited	10/30/2019 7:10 PM
1122	7	10/30/2019 7:08 PM
1123	7	10/30/2019 7:07 PM
1124	no limit as long as the residency requirement is at least 6 months	10/30/2019 7:05 PM
1125	no limit	10/30/2019 7:05 PM
1126	Not sure, but not so much that someone is using it as a housing option. Maybe consider less than the amount of time needed to secure in-state residency, based on a single address?	10/30/2019 7:05 PM
1127	14	10/30/2019 7:04 PM
1128	90	10/30/2019 7:04 PM
1129	If a short-term rental is owner occupied and locally regulated, renting could occur indefinitely. If not, there should be no 'by-right' permits.	10/30/2019 7:04 PM
1130	365	10/30/2019 7:02 PM
1131	1-14 is reasonable	10/30/2019 7:01 PM
1132	14 night units. As many as agreed to by owners or managers.	10/30/2019 7:01 PM
1133	Not more than 14 days	10/30/2019 6:59 PM
1134	90	10/30/2019 6:58 PM
1135	Current regulation seems good	10/30/2019 6:57 PM
1136	Zero	10/30/2019 6:56 PM
1137	Yes	10/30/2019 6:53 PM
1138	0	10/30/2019 6:53 PM
1139	lese than 7 days per year	10/30/2019 6:52 PM
1140	365	10/30/2019 6:51 PM
1141	30	10/30/2019 6:50 PM
1142	60	10/30/2019 6:50 PM

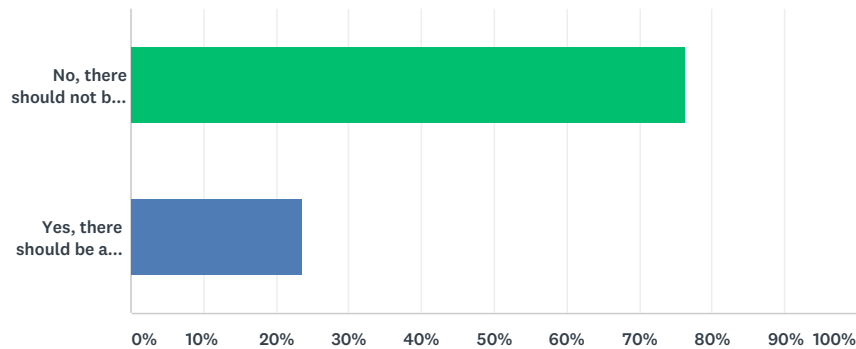
1143	Not clear on this question. If more than 14 nights out of 365, a county review is required? What does a "review" entail? There should be oversight from some authority. Once someone is set up as a short term landlord, let them do it.	10/30/2019 6:49 PM
1144	14-21 seems reasonable without a review process	10/30/2019 6:48 PM
1145	Up to 90	10/30/2019 6:47 PM
1146	100	10/30/2019 6:41 PM
1147	45 days	10/30/2019 6:41 PM
1148	Unlimited nights by right. Its my property	10/30/2019 6:39 PM
1149	Keep current rule	10/30/2019 6:38 PM
1150	90 nights.	10/30/2019 6:36 PM
1151	365	10/30/2019 6:36 PM
1152	365	10/30/2019 6:35 PM
1153	7	10/30/2019 6:35 PM
1154	182	10/30/2019 6:34 PM
1155	No nights "by right".	10/30/2019 6:33 PM
1156	Any	10/30/2019 6:32 PM
1157	unlimited	10/30/2019 6:32 PM
1158	No. No "by rights" short-term rentals	10/30/2019 6:30 PM
1159	365	10/30/2019 6:30 PM
1160	I think people who own property should be able to rent, or otherwise occupy their property as they see fit as long as the property is not a nuisance to neighboring or near by neighbors.	10/30/2019 6:29 PM
1161	as long as the owners wants it rented. month by month	10/30/2019 6:28 PM
1162	0	10/30/2019 6:27 PM
1163	any determined by owner	10/30/2019 6:27 PM
1164	Maybe 30	10/30/2019 6:27 PM
1165	There should not be any cap on use by right.	10/30/2019 6:27 PM
1166	30	10/30/2019 6:26 PM
1167	I agree with the current regs; if a person wanted to increase the number of nights they should be required to register with the county, but not incur onerous restrictions	10/30/2019 6:26 PM
1168	30	10/30/2019 6:25 PM
1169	30 total days per year	10/30/2019 6:25 PM
1170	365	10/30/2019 6:25 PM
1171	60	10/30/2019 6:25 PM
1172	30	10/30/2019 6:22 PM
1173	3 nights minimum so as not to compete with other local Inns or hotels	10/30/2019 6:19 PM
1174	365	10/30/2019 6:17 PM
1175	350	10/30/2019 6:15 PM
1176	up to and including 30 days	10/30/2019 6:15 PM
1177	Zero	10/30/2019 6:14 PM
1178	Unlimited	10/30/2019 6:13 PM
1179	30	10/30/2019 6:13 PM
1180	That should be the max.	10/30/2019 6:12 PM
1181	As many as the owner wishes. Especially in more rural areas.	10/30/2019 6:10 PM
1182	90	10/30/2019 5:51 PM
1183	365	10/30/2019 5:42 PM
1184	14	10/30/2019 3:46 PM
1185	unlimited	10/30/2019 2:58 PM
1186	Regardless of the number of nights, a review process should be required - especially with regard to (fire) safety issues	10/30/2019 2:56 PM
1187	50	10/30/2019 2:15 PM

1188	200	10/30/2019 2:14 PM
1189	any number	10/30/2019 1:48 PM
1190	30	10/30/2019 10:04 AM
1191	1 to 14	10/30/2019 9:42 AM
1192	25	10/30/2019 6:21 AM
1193	Any	10/30/2019 5:22 AM
1194	Keep it to 14 days a year. a any more should require a vigorous permit system, some of the short term rentals in our town are dangerous and do not meet building codes, if people and children are sleeping in these units they should be held to the same standards as hotels with annual licenses and inspections, too many owners are just doing short term rental to make a profit and should be held more accountable for bringing their property up to code for safety reasons.	10/30/2019 3:16 AM
1195	182	10/30/2019 2:07 AM
1196	36	10/30/2019 1:33 AM
1197	I'm not sure	10/30/2019 1:32 AM
1198	7 consecutive nughts. Or 30. Nights per yr	10/30/2019 12:12 AM
1199	31	10/30/2019 12:06 AM
1200	Maybe 21 nights/yr	10/29/2019 11:07 PM
1201	no restrictions	10/29/2019 10:46 PM
1202	366	10/29/2019 9:55 PM
1203	two nights	10/29/2019 9:35 PM
1204	Year around.	10/29/2019 8:43 PM
1205	No restrictions	10/29/2019 8:08 PM
1206	30-45	10/29/2019 8:06 PM
1207	I do not think any "rental" nights should be allowed by-right. I feel any "rentals" should follow set regulations especially if owners are not on the property. They should have to provide some notice to surrounding neighbors/community.	10/29/2019 8:05 PM
1208	One and 31 nights per month. Basically what constitutes for 'Short term rental.'	10/29/2019 8:04 PM
1209	90	10/29/2019 8:01 PM
1210	I dont believe there should be a cap.	10/29/2019 7:56 PM
1211	10	10/29/2019 7:42 PM
1212	1-7	10/29/2019 7:39 PM
1213	ZERO! There is no appropriate number of nights that renters and neighbors should be subject to risks from unregulated and uninspected units with potentially serious safety or building code issues.	10/29/2019 7:15 PM
1214	None in subdivisions. Only 2 adults per bedroom. Children under 18, no limits but must be accompanied by an adult.	10/29/2019 7:09 PM
1215	30	10/29/2019 6:15 PM
1216	None	10/29/2019 5:34 PM
1217	365	10/29/2019 5:34 PM
1218	14	10/29/2019 5:18 PM
1219	21	10/29/2019 5:09 PM
1220	None in my subdivision!	10/29/2019 4:57 PM
1221	as many as the owner wants	10/29/2019 4:37 PM
1222	Zero. Even having unexpected new neighbors is a great shock to neighbors who value the security of their home (which is enhanced by one term knowledge of neighbors).	10/29/2019 4:37 PM
1223	29 days	10/29/2019 4:13 PM
1224	year around	10/29/2019 3:54 PM
1225	0	10/29/2019 3:44 PM
1226	14	10/29/2019 3:40 PM
1227	1-14	10/29/2019 3:40 PM
1228	NO LIMIT	10/29/2019 3:36 PM
1229	14	10/29/2019 3:32 PM

1230	OK as is	10/29/2019 3:16 PM
1231	One week	10/29/2019 3:08 PM
1232	0	10/29/2019 2:59 PM
1233	10 days or less, more needs oversight	10/29/2019 2:53 PM
1234	21	10/29/2019 2:49 PM
1235	I live in the mountains in the wildfire zone. I think in our area due to safety concerns, that more than 7 nights should have a review process required.	10/29/2019 2:38 PM
1236	Current by-right is ok	10/29/2019 2:37 PM
1237	I'd raise the by-right limit to 30 nights per year	10/29/2019 2:29 PM
1238	I'd support 40 nights "by-right" (enough to allow long-term residents to rent their property when traveling but not enough for it to become a primary business without review).	10/29/2019 2:29 PM
1239	1 - 14	10/29/2019 2:18 PM
1240	yes	10/29/2019 1:58 PM
1241	150	10/29/2019 1:36 PM
1242	0	10/29/2019 12:35 PM
1243	30	10/29/2019 12:10 PM
1244	Unlimited	10/29/2019 9:37 AM
1245	14 nights is tolerable, any longer is taking advantage of the neighbors if the home is in an Estate Residential area such as Eldorado Springs. So I would say keep it at 14, anymore requires full code compliance and neighbors must be allowed to comment. It's amazing the people complain there is not enough housing in Boulder County yet how many Airbnb's do we have? How many renters have been displaced by Airbnb's ? It sends a mixed message to say we don't care about renters.	10/29/2019 2:38 AM
1246	None	10/29/2019 2:31 AM
1247	14 is Ok	10/29/2019 2:01 AM
1248	90	10/29/2019 1:15 AM
1249	Owners should be allowed to dwell or rent their private home how they see fit.	10/29/2019 1:10 AM
1250	90	10/29/2019 12:57 AM
1251	21	10/29/2019 12:56 AM
1252	Unlimited	10/29/2019 12:52 AM
1253	30 to 60 days per year	10/29/2019 12:43 AM
1254	No limit if simultaneously owner-occupied.	10/29/2019 12:18 AM
1255	0	10/28/2019 11:45 PM
1256	All or nothing	10/28/2019 11:44 PM
1257	All depends on regulations established... such as private parking spaces, reviews ... we don't tell homeowners how many guests they can have visit, how many cars they can own... I'm a single woman, I keep my car in a garage and most of my neighbors own several cars, an RV, etc. you have to take it one client at a time....I pride myself in maintaining my yard while some of my neighbors don't it is no one's business what happens in the privacy of a home unless it negatively impacts them....	10/28/2019 11:30 PM
1258	14 nights seems about right.	10/28/2019 11:29 PM
1259	14, but they must be licensed and inspected and the limit must be enforced by the County.	10/28/2019 11:27 PM
1260	120	10/28/2019 11:26 PM
1261	14	10/28/2019 11:25 PM
1262	14 nights per year	10/28/2019 11:23 PM
1263	Seems OK as is.	10/28/2019 11:23 PM
1264	1-14	10/28/2019 11:22 PM
1265	Zero	10/28/2019 11:21 PM
1266	120	10/28/2019 11:14 PM

Q12 The current short-term rental regulations do not specify a minimum rental period. In other words, guests could stay at a short-term rental property for only one night at a time or for multiple nights at a time. Should the county have minimum rental period requirements? Choose one.

Answered: 1,392 Skipped: 175



ANSWER CHOICES		RESPONSES	
No, there should not be a minimum rental period requirement		76.29%	1,062
Yes, there should be a minimum rental period requirement of at least _ nights at a time. Please leave a number greater than 1.		23.71%	330
TOTAL			1,392

#	YES, THERE SHOULD BE A MINIMUM RENTAL PERIOD REQUIREMENT OF AT LEAST _ NIGHTS AT A TIME. PLEASE LEAVE A NUMBER GREATER THAN 1.	DATE
1	7	11/28/2019 7:42 PM
2	2	11/26/2019 3:20 PM
3	2	11/26/2019 1:00 AM
4	3	11/24/2019 10:18 PM
5	2	11/24/2019 7:49 PM
6	5	11/24/2019 6:30 PM
7	3	11/24/2019 5:00 PM
8	5	11/24/2019 4:01 PM
9	2	11/24/2019 2:52 PM
10	1	11/24/2019 1:13 AM
11	3	11/24/2019 12:07 AM
12	3	11/23/2019 7:46 PM
13	14	11/23/2019 7:25 PM
14	2	11/23/2019 5:02 PM
15	2	11/23/2019 4:52 PM
16	2	11/23/2019 3:37 PM
17	2	11/23/2019 2:11 PM
18	2	11/23/2019 1:08 PM
19	3	11/23/2019 12:21 PM
20	3	11/23/2019 11:55 AM
21	3	11/23/2019 6:08 AM
22	3	11/23/2019 5:53 AM
23	3	11/23/2019 4:53 AM

24	2	11/23/2019 3:30 AM
25	2	11/23/2019 2:58 AM
26	60	11/23/2019 2:31 AM
27	7	11/23/2019 2:00 AM
28	2	11/23/2019 1:59 AM
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31	2	11/23/2019 1:09 AM
32	3	11/23/2019 1:08 AM
33	9	11/23/2019 1:07 AM
34	3	11/23/2019 12:53 AM
35	2	11/23/2019 12:23 AM
36	2	11/23/2019 12:17 AM
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43	2	11/22/2019 6:14 PM
44	7	11/22/2019 5:48 PM
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47	7	11/22/2019 3:35 AM
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50	3	11/22/2019 2:17 AM
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71	3	11/21/2019 1:33 AM

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107	2	11/19/2019 10:21 PM
108	3	11/19/2019 9:48 PM
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110	2	11/19/2019 2:46 PM
111	2	11/19/2019 2:33 AM
112	3	11/18/2019 6:41 PM
113	2	11/18/2019 5:25 PM
114	2	11/18/2019 4:08 PM
115	7	11/18/2019 5:29 AM
116	3	11/17/2019 11:46 PM
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118	4	11/17/2019 10:05 PM
119	3	11/17/2019 6:28 PM

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134	2	11/13/2019 6:03 PM
135	2	11/12/2019 12:43 PM
136	30	11/11/2019 10:54 PM
137	3	11/11/2019 10:33 PM
138	2	11/11/2019 10:30 PM
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207	1	11/4/2019 3:40 PM
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209	7	11/4/2019 3:32 PM
210	30	11/4/2019 3:26 PM
211	3	11/4/2019 3:17 PM
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214	2	11/4/2019 2:05 PM
215	3	11/4/2019 1:53 PM

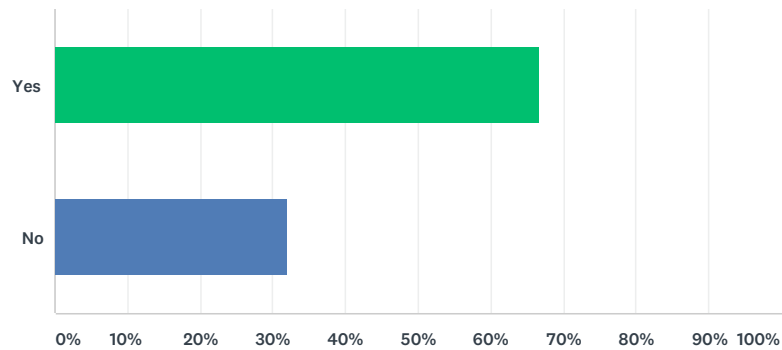
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217	7	11/4/2019 8:48 AM
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262	5	11/1/2019 10:42 PM
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265	4	11/1/2019 1:40 AM
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324	1	10/29/2019 12:35 PM
325	1	10/29/2019 12:56 AM
326	2	10/28/2019 11:45 PM
327	3	10/28/2019 11:23 PM
328	3	10/28/2019 11:21 PM
329	5	10/28/2019 11:15 PM
330	3	10/28/2019 11:14 PM

Q13 Should the Land Use Code have limits on how many guests can occupy a short-term rental at one time? Choose one.

Answered: 1,418 Skipped: 149



ANSWER CHOICES	RESPONSES	
Yes	66.78%	947
No	32.09%	455
TOTAL		1,418

#	OPTIONAL COMMENT	DATE
1	None- In my experience Land Use does not enforce well. Laws/codes/regulations/rules have little value unless there is enforcement.	12/4/2019 6:39 PM
2	0	12/4/2019 5:29 PM
3	depending on dwelling size/number of rooms	12/1/2019 8:21 PM
4	link it to the number of bedrooms or beds (eg 2 guests per bedroom)	12/1/2019 12:05 AM
5	Should be per fire code / septic code requirements, etc.	11/30/2019 3:53 PM
6	Number of beds equals max renters.	11/29/2019 7:50 PM
7	no more than the family living there	11/28/2019 7:42 PM
8	set number per bedroom	11/27/2019 9:31 PM
9	Safety is my concern here. Don't pack 12 people into a house that truly only fits 6.	11/25/2019 7:18 PM
10	Any house on a septic system should consider the demands of that system. In the case of sewer systems, this should be accounted for as a commercial use.	11/25/2019 6:05 PM
11	dependent on the size of the residence	11/25/2019 4:33 PM
12	dependent upon the size of the home and number of bathrooms	11/25/2019 1:41 PM
13	Bed capacity.	11/25/2019 2:49 AM
14	but it should based on a formula relating to room numbers and/or floor space	11/25/2019 1:50 AM
15	one room or one party of 1-2 guests at a time. I already submitted an article that sheds light on problems with airbnb's that rent out to numerous party guests.	11/25/2019 12:53 AM
16	Every cabin is different. Generally built for a max number of occupants	11/24/2019 7:49 PM
17	It should vary based on what fire code recommends	11/24/2019 7:25 PM
18	Again, rules of this kind should be based on evidence when possible and avoid a one size fits all solution	11/24/2019 7:25 PM
19	Safety should be considered, enough beds and sewage ability	11/24/2019 5:14 PM
20	Beds	11/24/2019 4:59 PM
21	The owner should choose.	11/24/2019 4:37 PM
22	2/bed	11/24/2019 4:15 PM
23	This could be a simple requirement based on # of beds or square feet of rental.	11/24/2019 4:03 PM
24	2 guests per bathroom	11/24/2019 4:01 PM
25	suitable to bedroom size and parking	11/24/2019 5:19 AM

26	Only as many guests as can reasonably be accommodated by the beds provided (2 people in a king, queen, or double; 1 person in a single; etc), and no more than 2 people per bedroom (an exception could be made for kids).	11/24/2019 1:24 AM
27	2 people max per zoned sleeping rooms	11/23/2019 11:45 PM
28	Set a limit based on square footage of the rented space.	11/23/2019 11:12 PM
29	2 per bedroom/ loft	11/23/2019 10:35 PM
30	appropriate to the number of bedrooms and square footage in the unit.	11/23/2019 9:42 PM
31	In areas where sanitation is via an onsite wastewater treatment system, it should not be allowed to have more occupants than the system is designed to handle. Having 20 people in a 3 bedroom house overloads the leach field.	11/23/2019 9:37 PM
32	Depending on size of unit	11/23/2019 8:50 PM
33	Not sure how this would work but should be maybe based on square footage or number of legal bedrooms or baths.	11/23/2019 8:03 PM
34	Number of guests should be up to the property owner for the facility size. This is the type of items to be discussed in a number of open forums.	11/23/2019 5:20 PM
35	This should be left up to individual property owners.	11/23/2019 5:14 PM
36	Number of guests should be up to the property owner for the facility size	11/23/2019 5:12 PM
37	This depends on the rental. If it's a large house, the number should be proportionate. Also, if it's in a neighborhood, it should also be limited to preserve the character of the neighborhood. Off street parking in some neighborhoods is a consideration.	11/23/2019 5:02 PM
38	I think it depends on the rental itself. Short-term rental of an entire house could be useful for families trying to relocate to Boulder; but that does change the neighborhood.	11/23/2019 5:01 PM
39	Each host can decide how many guests. If there are issues, reinforcement through same means as long-term rentals.	11/23/2019 4:57 PM
40	2 adults per bedroom	11/23/2019 4:11 PM
41	Guests should be appropriate as per the location and depending on the property and/or structure zoning laws already in place.	11/23/2019 3:47 PM
42	regulated as per number of bedrooms	11/23/2019 3:39 PM
43	This depends on whether single rooms are being rented or if the rental is an entire house. In the case , for instance, of house rental, the number of renters should be restricted in order to maintain safety and out of consideration to neighbors, etc.	11/23/2019 2:58 PM
44	This is an issue for the owner in conjunction with the property. Land Use Codes are too cumbersome to apply to the many different situations that could be present.	11/23/2019 2:45 PM
45	2 persons for each bedrooms.	11/23/2019 2:24 PM
46	6	11/23/2019 12:21 PM
47	total number of guest should be appropriate for the capacity of the dwelling for example: 2 persons per bedroom or sofa bed	11/23/2019 11:55 AM
48	This should be covered by occupant guidelines for all homes	11/23/2019 11:09 AM
49	Should be based on capacity e.g. beds... not some arbitrary number	11/23/2019 8:18 AM
50	Different houses can accommodate different numbers of people - let owners set their own limit.	11/23/2019 6:33 AM
51	Property owners should determine this for themselves.	11/23/2019 6:09 AM
52	City of boulder code is 3, but realistically you might have 2-3 couples in most cases, so 4-6. One could make it dependent on the number of bedrooms available too.	11/23/2019 5:53 AM
53	2 per bedroom	11/23/2019 5:51 AM
54	It should be appropriate for the accommodations size. i.e. we have two bedrooms and a loft, so we set the maximum occupancy at six.	11/23/2019 5:10 AM
55	bedrooms x 2 plus 2	11/23/2019 4:14 AM
56	Depends on the size of the dwelling.	11/23/2019 4:03 AM
57	driven by number of beds	11/23/2019 3:26 AM
58	"Party houses" are a nuisance, but short term rentals are an important way for visitors to have a more authentic experience!	11/23/2019 3:12 AM
59	8	11/23/2019 2:47 AM
60	There needs to be some relationship between the number of people staying in a building at one time and the capacity of the septic system, if there is one.	11/23/2019 2:41 AM
61	If the dwelling is a home, the limit on number of guests should be equal to the average number of people living in a single dwelling home in Boulder County (probably around 4 or 5)	11/23/2019 2:13 AM

62	This should be based on the size of the rental space.	11/23/2019 2:06 AM
63	5	11/23/2019 2:00 AM
64	Within reasonable safety limits	11/23/2019 2:00 AM
65	4	11/23/2019 1:59 AM
66	This should be dependent on the "reasonable" occupancy of the rental, i.e. what can the home appropriately accommodate.	11/23/2019 1:58 AM
67	2/bed	11/23/2019 1:28 AM
68	2 people per bedroom	11/23/2019 12:53 AM
69	But needs to be within fire code	11/23/2019 12:52 AM
70	Safety and being reasonable can inform this.	11/23/2019 12:37 AM
71	This is common sense	11/23/2019 12:17 AM
72	It could be based on septic system allowances for the house.	11/23/2019 12:17 AM
73	Should be commensurate with the number of beds	11/23/2019 12:08 AM
74	No more than two people per bedroom. This is also important for the health of septic systems	11/22/2019 11:58 PM
75	Not sure. This is a tough one.	11/22/2019 11:57 PM
76	Perhaps in a permit process the county could assess how many people could safely and logically stay in the home.	11/22/2019 11:27 PM
77	No parties or large groups	11/22/2019 11:25 PM
78	Something reasonable. 2 adults per bedroom/2 adults on the couch, something like that.	11/22/2019 11:22 PM
79	The individual property owner should decide. They will not survive the market if they allow too many people in their property.	11/22/2019 11:08 PM
80	The number of guests should be equivalent to the size of the property, 1 bedroom = 2 guests, etc.	11/22/2019 6:39 PM
81	tied to bedrooms and bathrooms	11/22/2019 6:14 PM
82	Should vary by size of abode	11/22/2019 5:45 PM
83	Seems like it max should be based on bedroom/septic capacity or Less.	11/22/2019 4:16 AM
84	Based on # of bedrooms and parking	11/22/2019 4:08 AM
85	three guests per one bathroom	11/22/2019 1:13 AM
86	3 guests per available bathroom	11/22/2019 12:34 AM
87	In unincorporated Boulder served by septic systems, the number should be capped by that capacity	11/22/2019 12:29 AM
88	Base it on number of rooms in house.	11/22/2019 12:28 AM
89	it should be dependent on the sq footage of the building	11/21/2019 11:51 PM
90	Overuse of septic here on the river is quite important.	11/21/2019 11:29 PM
91	Want to avoid "party rentals" where a mob descends on the neighborhood with associated noise, traffic and possible bad behavior	11/21/2019 10:46 PM
92	No more than the house (septic system) is built for	11/21/2019 10:06 PM
93	Should be tied to size of house/number of bedrooms or bathrooms.	11/21/2019 9:55 PM
94	but should depend upon space in dwelling and land	11/21/2019 9:42 PM
95	We don't need students renting out a house for a frat or sorority party they couldn't have in the city, so limit the number of guests.	11/21/2019 9:40 PM
96	depending on size of home (beds, baths, etc.)	11/21/2019 9:22 PM
97	Based on the size of the house/bedrooms	11/21/2019 9:13 PM
98	It should be determined by the number of beds, size of the house and the size of the septic.	11/21/2019 9:09 PM
99	Seems ok to have some folks sleeping on the floor, but reasonable to prevent very large groups due to noise, traffic, and safety - for example more cars parked on dry grass in wildfire season.	11/21/2019 8:33 PM
100	Guest capacity limitations should be based upon (or consistent with) number of bedrooms and bathrooms in a dwelling.	11/21/2019 8:30 PM
101	For short-term rentals, the number of occupants would likely be self-limiting based on the available space, even in a barn with floor space for a busload. Neighbors could always complain about noise, as they currently do for loud noise or other persistent nuisances.	11/21/2019 8:21 PM

102	Absolutely! The wedding parties stemming from use at the Wild Basin Lodge are often quite large in properties close to the lodge. There is also a cabin owned by the Chicago Mountain Club with one small outhouse on the property and no other plumbing. There are at times 10-15 tents on that property when they gather. This seems to be an unhealthy environment on many levels.	11/21/2019 7:45 PM
103	2 people per bedroom plus 4 additional guests	11/21/2019 7:12 PM
104	Should be based on number of bedrooms, toilets, etc.	11/21/2019 7:04 PM
105	Use federal and state code guidelines, safety codes.	11/21/2019 6:54 PM
106	Short term rental have affected our neighborhood negatively. Hotels, motel available	11/21/2019 6:41 PM
107	It depends on the size of the house	11/21/2019 5:43 PM
108	Short term renter numbers should not exceed a small fraction of the number of residents on a road or in a neighborhood. Our road has 8 full-time residents, but we regularly get large groups of 10 or more short-term renters per night. We should not feel outnumbered in our own, formerly quiet, rural neighborhood.	11/21/2019 5:24 PM
109	A number less than 10 seems appropriate	11/21/2019 5:19 PM
110	Should be dependent on rental size. Should 8 people be able to rent a 2 bedroom house? NO.	11/21/2019 4:21 PM
111	Based on the number/size of beds available and bathrooms available.	11/21/2019 4:04 PM
112	There should not be large groups staying in a house or condo to avoid (mass parties)	11/21/2019 3:46 PM
113	TWO PEOPLE PER BEDROOM IN HOUSE. NO TENTS SET UP OUTSIDE OR CAMPER TRAILERS FOR SLEEPING OUTSIDE.	11/21/2019 3:40 PM
114	Size of unit important	11/21/2019 3:21 PM
115	No more than 2 people per bedroom, not counting infants.	11/21/2019 2:36 PM
116	The limit should be safety only and set by the fire department.	11/21/2019 2:26 PM
117	limits on occupancy should mirror that of occupancy limits placed upon long term rentals	11/21/2019 1:54 PM
118	The rental should be able to fit everyone on a bed, couch or sleeping arrangements. There shouldn't be so many that people are sleeping on floors	11/21/2019 12:17 PM
119	It should be dependent on the size of the property.	11/21/2019 7:20 AM
120	How can we make the area attractive for visitors, encourage use of active transportation, and allow groups traveling together to stay together?	11/21/2019 5:39 AM
121	Needs to vary by number of bedrooms	11/21/2019 5:03 AM
122	Limited based on septic system and or bedrooms	11/21/2019 5:02 AM
123	There should NEVER be more than two times the number of bedrooms plus 4 actually sleeping at the STR, and there should never be more than twice the stated overnight occupancy at the home period. So let's say there's a 3 bedroom home with two hideabeds, that home's occupancy number would be 10 people. If they wanted to entertain friends in the area that would mean the maximum number of people to be at the home for entertaining purposes would be 20, including the people staying overnight.	11/21/2019 4:01 AM
124	3 per bedroom	11/21/2019 3:23 AM
125	There should be enough sleeping options, ie beds, bunk beds,pull out couches, cots, hammocks, blow up beds etc	11/21/2019 2:33 AM
126	2	11/21/2019 1:43 AM
127	2 persons per bedroom	11/21/2019 1:42 AM
128	depending on sleeping arrangements	11/21/2019 1:41 AM
129	Depends on the size of the house and available parking	11/21/2019 12:24 AM
130	as long as septic can handle regular use--like my house has a new septic that can handle 12 adults, yet only 2 live here full time-If we want to rent out our house to more than 12 people for a week or two-there is no real 'problem', just like if we had a family reunion and had everyone stay at our house when we live here full time.	11/20/2019 11:52 PM
131	Yes, to some degree. I wouldn't oppose a few folks sleeping on the floor in a rental. However, fire risk could increase dramatically if there were many cars parked on dry grass areas, or noise levels could get out of hand if big groups of folks were crammed in a house.	11/20/2019 11:19 PM
132	2 per bedroom	11/20/2019 11:03 PM
133	so many humans per square foot of LIVING space, bedrooms	11/20/2019 10:33 PM
134	max 2 per bedroom and limits on unofficial sleeping areas	11/20/2019 10:26 PM
135	Don't need to overwhelm mountain septic systems.	11/20/2019 10:11 PM
136	6	11/20/2019 8:23 PM

137	The number of nights, and guests should be at the discretion of the property owner, not the County.	11/20/2019 6:14 PM
138	A limit can be determined by the septic size, the number of bedrooms, and available water.	11/20/2019 6:14 PM
139	Clearly occupancy limits should be established including numbers of children. Cots and sofas are okay.	11/20/2019 5:20 PM
140	2 per bedroom, Why should the same rules apply to a one bedroom apartment or 10 bedroom house.	11/20/2019 4:13 PM
141	It should be in line with the local residency restrictions	11/20/2019 3:43 PM
142	Due to septic issues I'd say yes but how to limit? Number of bedrooms plus 2? Whatever the septic allows?	11/20/2019 1:32 PM
143	That would make sense as long as the sole purpose is to prevent "party" rentals. The allowance should be generous enough though - if the house is 2-bedroom, 5 would be a reasonable maximum, for example.	11/20/2019 1:28 PM
144	2per bedroom	11/20/2019 1:11 PM
145	It seems like this should be self regulating, how long would a larger group be comfortable in a on bedroom unit?	11/20/2019 7:02 AM
146	The number of gas should not exceed the number of bedrooms and or bathrooms of the rented facility.	11/20/2019 6:14 AM
147	We may have to define words such as loud and party.	11/20/2019 5:38 AM
148	Units should be reviewed and have an established safe occupancy.	11/20/2019 4:16 AM
149	Up to the owner. Too many people risk problems with water, sewage, and damage which all affect the owner more than the county.	11/20/2019 4:14 AM
150	must discourage large groups with a party focus	11/20/2019 3:53 AM
151	may be greater for families	11/20/2019 3:48 AM
152	Boulder county us already too regulation happy	11/20/2019 3:45 AM
153	The current limit of 2 per bedroom up to 8 per STR location seems reasonable.	11/20/2019 3:40 AM
154	Only as much as long term rentals or real houses limit people, no more.	11/20/2019 3:35 AM
155	no more than 2 per bedroom	11/20/2019 3:23 AM
156	Based on number of bedrooms	11/20/2019 3:15 AM
157	must be a bed for every guest	11/20/2019 2:38 AM
158	It should be possible for large families to be able to.vacsation together in the mou rains	11/20/2019 2:28 AM
159	Septics and towns cannot handle the impact of short term rentals.	11/20/2019 2:16 AM
160	The guest limits should be part of the permitting process	11/20/2019 1:17 AM
161	need to eliminate 'party houses'	11/20/2019 1:06 AM
162	2 per bedroom	11/20/2019 12:36 AM
163	Wells and septic are affected when they advertise well beyond the conforming bedroom counts approved by BCH.	11/20/2019 12:20 AM
164	Maximum of two per bedroom plus one, so a three bedroom dwelling could have 7 guests	11/19/2019 11:45 PM
165	Each home has already an occupancy limit (ie number of bedrooms). No need to make an exception for STR.	11/19/2019 11:36 PM
166	Definitely, to respect the rights of neighbors. For example, in my neighborhood, on a private road, "retreats" are held by another neighbor. These guests seem to be unaware they should not be trespassing on others' property.	11/19/2019 11:35 PM
167	Ensuring a bed and sewage requirements are met.	11/19/2019 11:28 PM
168	occupancy limits determined by utilities, e.g. onsite wastewater systems: 2 people/bedroom accommodated by septic system.	11/19/2019 11:20 PM
169	Also rental minimum of age 25	11/19/2019 10:51 PM
170	The number allowed should depend on the size of the property, but still have a limit. The use case that I have in mind is renting a neighborhood property to a "hoard" for one or two nights during a local sport event.	11/19/2019 10:51 PM
171	No need to impose limits; when advertising their space hosts already set the max number of guests based on amount of space and/or number of beds.	11/19/2019 10:51 PM
172	No more than 2 persons per bedroom	11/19/2019 10:40 PM
173	The greater the # of people the bigger the impacts to neighbors and infrastructure but larger acreage/dwellings could accommodate more people	11/19/2019 10:32 PM

174	2 per bed	11/19/2019 10:29 PM
175	same as number of bedrooms	11/19/2019 10:22 PM
176	I could support guest limits within reason. But it makes no sense to turn away a group of five visitors simply because they have six in their party. A lot of groups like to vacation in the area. That should be encouraged and not hindered by arbitrary limitations. What we don't want is to have a situation where multiple families are occupying a space.	11/19/2019 9:34 PM
177	Occupancy should be dictated by how many beds, baths and reasonable accommodations are available.	11/19/2019 6:15 PM
178	2 ppl per bedroom + 4	11/19/2019 6:09 PM
179	2-3 per rented bedroom	11/19/2019 5:47 PM
180	The number of guests should align with bedding availability	11/19/2019 3:12 PM
181	Depends on size of rental	11/19/2019 2:33 AM
182	yes pending on bedrooms and bathrooms on septic fields	11/19/2019 1:04 AM
183	Based on size. No overcrowding	11/19/2019 12:42 AM
184	I just don't feel that these types of things should be regulated unless it becomes a major problem. Issues that arise should be resolved between homeowners. What our world needs now is less regulation and less restrictions on people being allowed to visit and gather together, and more support and encouragement to create and be involved in community and with each other.	11/18/2019 10:46 PM
185	No more than 4 Related people.	11/18/2019 6:41 PM
186	Limited by size of rental in a fashion similar to zoning	11/18/2019 5:16 PM
187	Owner usually sets the maximum.	11/18/2019 4:17 PM
188	Due to septic requirements. Chamber pots or toilets not connected to a septic should not be allowed.	11/18/2019 4:08 PM
189	The owner sets a maximum number of guests the property can safely accomodate. Government has no business setting an arbitrary limit.	11/18/2019 2:00 PM
190	It would depend upon the # of beds in the unit	11/18/2019 1:04 PM
191	No more adults than permanent beds, mo more than 2 children per adult in temporary beds	11/18/2019 9:29 AM
192	Fire code and any other rules should be followed.	11/18/2019 7:17 AM
193	The owner should disclose how many guests are allowed, ie: 3 bedrooms - 6 guests	11/18/2019 4:37 AM
194	That limit should be set by the owner.	11/18/2019 4:10 AM
195	Based on room numbers and bed numbers	11/17/2019 11:46 PM
196	That should be dependent on the size of the dwelling.	11/17/2019 10:31 PM
197	four related	11/17/2019 10:05 PM
198	This should be set according to sleeping accommodations, waste water capabilities, and reasonable parking capacity.	11/17/2019 6:28 PM
199	As many guests as beds / blow-up mattresses can accommodate.	11/17/2019 5:27 PM
200	To avoid "party house rentals" the number of guests should be reasonable for the size of the home. For example a 2 bedroom home should only allow 2-3 guests, and in mountain homes require the owner to be present	11/17/2019 4:26 PM
201	8 should be htemaximum	11/17/2019 4:36 AM
202	The number allowed would be determined by the space. Is it a one room cabin? or a 10 bedroom lodge??	11/17/2019 4:02 AM
203	This is simply common sense. There should obviously be NFPA fire code regulations as to ensure the safety of visitors and the property of the owner.	11/17/2019 12:22 AM
204	Based on size of property	11/16/2019 9:58 PM
205	Large parties are the worst! Couples or families are fine. Bachelor or bachelorette parties, and corporate parties should be discouraged through regulations.	11/16/2019 8:18 PM
206	Dependent on the size of the rental unit.	11/16/2019 8:14 PM
207	Really depends on the property and the location of the property	11/16/2019 8:12 PM
208	Perhaps by the number of beds/baths living room space and kitchen that can reasonably accomodate. Example: 2 bedroom house = 4 - 5 persons but not 12.	11/16/2019 7:59 PM
209	Depends on size of property	11/16/2019 7:25 PM
210	For safety and septic reasons, at least.	11/16/2019 7:20 PM
211	Should be a cap. Perhaps on number of adults based on usable square footage.	11/16/2019 6:54 PM

212	determined by the size of the dwelling	11/16/2019 6:28 PM
213	Should consider number of renter cars parking and noise for neighbors	11/16/2019 6:03 PM
214	number of guests allowed should be appropriate to the dwelling and neighborhood	11/16/2019 3:16 PM
215	Obviously reasonableness.	11/16/2019 2:55 PM
216	That is the homeowner responsibility	11/16/2019 2:37 PM
217	Septic, parking issues	11/16/2019 2:08 PM
218	Don't want rentals used for parties.	11/15/2019 10:39 PM
219	appropriate to the property (i.e. septic/sewer, # of bedrooms, etc)	11/15/2019 5:34 PM
220	2 guests per bedroom	11/15/2019 3:04 PM
221	Should be a reasonable number of guests based on # of bedrooms or overall sq ft.	11/14/2019 11:10 PM
222	limit should be 2 persons per bathroom in the property	11/14/2019 10:25 PM
223	2 adults per bedroom and perhaps up to 1 extra child per bedroom	11/14/2019 9:13 PM
224	The market will dictate the number of guests. AirBnB and VRBO also limits based on square footage at times.	11/14/2019 1:28 AM
225	This is one thing I understand having some regulation on for safety reasons! 2 persons per bedroom, with one parking space per bedroom.	11/13/2019 1:00 AM
226	2 people per bedroom	11/12/2019 11:58 PM
227	That limit should be set by the owner.	11/12/2019 3:21 PM
228	no more than 2 people per bedroom	11/11/2019 10:54 PM
229	maximum 2 persons per legal bedroom	11/11/2019 10:33 PM
230	By size of home/cabin i.e., 3 bedrooms + one sofa = Max 8 guests, 2 bedrooms = Max 4 guests etc. Don't cram extra people into cabin	11/11/2019 10:30 PM
231	this is the solution	11/11/2019 7:22 PM
232	See Orinda, CA for what happens when limits are not enforced.	11/11/2019 6:55 PM
233	If most homeowners don't have the wisdom to set limits, then perhaps the county should set limits	11/11/2019 6:26 PM
234	I think this is a no-brainer. If you have a 2 bedroom accessory dwelling, I can imagine a healthy and safe rental to as many as 6 people if there is a pullout couch. But I cannot imagine that allowing 10 or more people in a 2 bedroom is healthy and safe.	11/10/2019 10:23 PM
235	I would couple this with the space rented and base this on fire safety codes for how many people can safely occupy a certain space.	11/10/2019 8:18 PM
236	Septic system limits should dictate occupancy.	11/10/2019 5:19 PM
237	Maximum guest limit should be based on number of people per bedroom, septic constraints, parking limitations	11/10/2019 4:12 PM
238	as long as it meets safety codes	11/10/2019 1:46 PM
239	Houses in the mountains typically have occupancy restrictions based on septic size. These and other water restrictions should be enforced.	11/10/2019 12:42 PM
240	Otherwise multiple families can be crammed into a rental. This causes problems for neighbors and an overload on septic systems	11/9/2019 9:15 PM
241	NO PARTY HOUSES!!	11/8/2019 5:23 PM
242	2 adults, 2 children per bedroom on whole house only.	11/8/2019 3:50 PM
243	Two persons per bedroom each night is appropriate.	11/8/2019 2:48 PM
244	something like 8 people max - depends on property; for a single room something like 2-4	11/8/2019 2:27 PM
245	Septic requirements and parking availability must be part of the equation.	11/8/2019 2:13 PM
246	Maximum 2 overnight occupants per bedroom.	11/8/2019 5:10 AM
247	Based on occupancy laws per square foot maximum	11/8/2019 1:55 AM
248	There has to be a metric that measures rooms/beds/parking for the amount allowed	11/8/2019 12:47 AM
249	I can see this difficult to enforce, especially for single family homes on football weekends. The idea of 2 persons per bed is only partially effective as a rule, because you'll end up with bunk houses. Limit occupants t 2 per room/bedroom.	11/7/2019 4:25 PM
250	The number of people occupying a home should correspond to the number of bedrooms, bathrooms & County septic regulations	11/7/2019 3:24 PM
251	No more than a long term typical family would occupy.	11/7/2019 4:34 AM
252	Depending on the square footage or number of bedrooms perhaps.	11/6/2019 11:05 PM

253	As with self reporting regs, septic size and off street parking (especially in historic townsites) should mirror max guest capacity.	11/6/2019 7:57 PM
254	2 per bedroom	11/6/2019 7:17 PM
255	Maximum number of guests = 2 * number of bedrooms	11/6/2019 5:35 PM
256	party homes are very common	11/6/2019 4:35 PM
257	Should be based on property size - seems good to make close to the rule about the number of unrelated renters	11/6/2019 2:49 AM
258	Set the limit based exclusively on safety issues.	11/6/2019 1:33 AM
259	But how can you monitor this, you are going on trust and unfortunately this is about money	11/5/2019 11:40 PM
260	2 people per bedroom	11/5/2019 10:41 PM
261	I have seen STR with 20 people in the residence over a long weekend. STRs should be limited to maximum of 4 occupants	11/5/2019 10:40 PM
262	certain number of guests per bedroom. i don't think multiple beds should be able to be stuffed into each bedroom. for example, a 4 bedroom house should allow 8 guests max.	11/5/2019 10:35 PM
263	2 people per bedroom. I understand not wanting a party house.	11/5/2019 10:10 PM
264	Neighbors in small mountain village have up to seven hursts at a time with septic OKed for only two bedrooms-they have four plus their residence within dame building	11/5/2019 9:29 PM
265	And should be strictly enforced.	11/5/2019 9:00 PM
266	based on the # of bedrooms and the location of the rental property	11/5/2019 8:25 PM
267	not more than 2 per bedroom	11/5/2019 7:32 PM
268	No party houses	11/5/2019 5:25 PM
269	Depends on the size of the rental. Again, trying to avoid out of control parties	11/5/2019 4:22 PM
270	absolutely. We have had a situation with an entire basketball team in a house and with an extended softball team in a house - more than 15 people. Causes noise, parking and party issues. As well as safety issues with using restricted areas of the neighborhood such as the lake.	11/5/2019 4:15 PM
271	Obvoiously fire code should be followed at all times.	11/5/2019 3:41 PM
272	This should depend on the size of the dwelling / how many beds there are but it should be restricted to an amount, or extra fees to add more guests for example.	11/5/2019 3:18 PM
273	Number of bedrooms x 2.	11/5/2019 2:33 PM
274	That should be fully dependent on what the dwelling can fit	11/5/2019 2:20 PM
275	Should be limited to bedrooms in home. Though children under a certain age should not count towards that number	11/5/2019 2:04 PM
276	2 per bedroom plus 2	11/5/2019 1:58 PM
277	If more than say four or five people are staying in the short term rental then the dwelling is more likely to be a dedicated dwelling rather than attached space.	11/5/2019 7:32 AM
278	That should be left up to fire code or maximum occupancy requirements	11/5/2019 6:09 AM
279	a reasonable number appropriate to the size of the house, number of bedrooms, etc.	11/5/2019 3:57 AM
280	6	11/5/2019 3:31 AM
281	consider septic field size	11/5/2019 2:51 AM
282	2 humans per room.	11/5/2019 2:28 AM
283	Be reasonable.	11/5/2019 2:16 AM
284	To minimize risk of large parties	11/5/2019 1:04 AM
285	And prohibit parties	11/4/2019 10:38 PM
286	Needed to avoid party rentals	11/4/2019 10:31 PM
287	Should depend on square footage of space to be rented.	11/4/2019 10:19 PM
288	One nuclear family (father, mother, their legally-recognized children, grandparents, siblings)	11/4/2019 8:41 PM
289	Based on number of actual bedrooms	11/4/2019 8:36 PM
290	there are ample reasons why a property owner would want to regulate this on their own and we should rely on that.	11/4/2019 8:16 PM
291	Safety is the main concern of the lodging community. STR should be held to strict safety requirements per property.	11/4/2019 7:47 PM
292	Number of guests should not exceed number of persons septic system (if applicable) is able to serve.	11/4/2019 7:46 PM

293	up to 8 guests unless all are family, then up to 12 (depending on size of house)	11/4/2019 7:34 PM
294	The number should be the same as if a family occupied it. That might be something like 4 adults	11/4/2019 7:23 PM
295	I don't big parties being thrown near me.	11/4/2019 7:16 PM
296	2 guests per bedroom	11/4/2019 6:34 PM
297	Each rental must be approved for a safe maximum number of people in the dwelling as well as for a maximum number of vehicles.	11/4/2019 6:24 PM
298	If you are going to do this, it should be restricted to immediate family - spouses and children	11/4/2019 5:54 PM
299	2 people per bathroom	11/4/2019 5:30 PM
300	I wanted to state no regulation on the number of guests but it is important to house the appropriate number depending on the beds without cramming 10 into a 1 bedroom as an example. The owner should be included in this process of determination.	11/4/2019 5:29 PM
301	Depending on capacity of the building not exceeding 8 (4 BR).	11/4/2019 5:12 PM
302	No more than 4 guests.	11/4/2019 5:02 PM
303	Only one tenant or one couple	11/4/2019 4:35 PM
304	2 per bedroom	11/4/2019 4:29 PM
305	No more than 4 people	11/4/2019 4:23 PM
306	Should be 2x people for each legal bedroom + 2 people.	11/4/2019 4:22 PM
307	As part of the permitting process, the County could ask the owner-applicant how many guests will be allowed. If the County determines the number is too high based on objective data (number of bedrooms, etc) then the County could limit the number at that time. It seems reasonable to conclude that most owners will not allow 15 guests in a one-bedroom residence.	11/4/2019 4:18 PM
308	Based on bedrooms and parking spaces seems fair (or OWTS capacity)	11/4/2019 4:03 PM
309	restriction should be 2 times the number of bedrooms plus up to 2 children up to 14 years old.	11/4/2019 3:56 PM
310	Let this be determined by the property owner.	11/4/2019 3:53 PM
311	no more than 6 per full or 3/4 bath room (2 baths or 3/4 baths 12 people)	11/4/2019 3:51 PM
312	Deal with related issues with the appropriate, already existing laws. Noise a problem, deal with it with a noise ordinance. Parking, deal with it with a parking ordinance. Stop making needless new regulations when you can deal with it under an existing structure.	11/4/2019 3:49 PM
313	2per BR	11/4/2019 3:45 PM
314	County should tell property owners that they will break their septic systems if they overfill the home	11/4/2019 3:40 PM
315	6-8 max if large enough	11/4/2019 3:39 PM
316	appropriate number for the rental, e.g. based on # bedrooms	11/4/2019 3:34 PM
317	It seems the nature of the rental sets its own limits due to logistics.	11/4/2019 3:29 PM
318	This should be up to the owner; it's their property and their choice on # of guests.	11/4/2019 3:18 PM
319	Two per BR	11/4/2019 3:12 PM
320	In compliance with Boulder Septic codes by tanks size .	11/4/2019 3:08 PM
321	the number of guests should be tied to the size of the accomodation	11/4/2019 2:44 PM
322	Impossible to enforce except by snitch.	11/4/2019 2:34 PM
323	Separate unit 6 person max. Subdivision with small lots 3 person max. Income separate quarters, 3 person max, etc. Some regulation is reasonable but it should not be too prohibitive	11/4/2019 2:30 PM
324	No more than 6 per dwelling regardless of size. No more than 2 vehicles	11/4/2019 2:27 PM
325	limit by bedrooms, limit on septic capability	11/4/2019 1:59 PM
326	no party houses.	11/4/2019 1:58 PM
327	should be consistent with what the rental unit owner deems acceptable.	11/4/2019 12:42 PM
328	If there was a number aligned with the number of beds or bedrooms so that it was specific to the housing unit.	11/4/2019 8:22 AM
329	I think there should be limits, but I think the current limits are too low. For example, I have a very large room where you could allow a small family to stay but under the current regulations only two people could stay. Having an extra person or two staying in the room would not be a health and safety concern.	11/4/2019 6:26 AM
330	This should depend on property size, number of beds, etc.	11/4/2019 5:31 AM
331	More guests = more noise	11/4/2019 4:07 AM
332	Number of guests can't exceed septic capacity, or parking limitations.	11/4/2019 2:47 AM

333	It depends on the size of the rental unit.	11/4/2019 1:00 AM
334	Yes, due to space and life safety concerns.	11/4/2019 12:11 AM
335	It seems this should be based on the size of the home.	11/3/2019 10:38 PM
336	This should depend on the individual dwelling capacity, septic and safety.	11/3/2019 10:00 PM
337	OMG YES!!!! Our neighbors had 21 guests in a 3 bedroom house with 8 cars in the driveway and street. ABSOLUTELY NOT SAFE	11/3/2019 8:16 PM
338	Should depend on the size of the property (number of bedrooms)	11/3/2019 7:50 PM
339	Short term rentals, other than licensed Bed and Breakfast locations, should not be sanctioned in unincorporated Boulder County.	11/3/2019 6:01 PM
340	However, safety and building codes typically specify occupancy limits for certain commercial occupancies. I suspect these rentals would have similar occupancy limits.	11/3/2019 5:56 PM
341	based on bedroom capacity	11/3/2019 5:39 PM
342	based on the # bedrooms and # baths (what can the septic handle?)	11/3/2019 5:20 PM
343	Should depend upon the size of the home, not some arbitrary limit.	11/3/2019 5:13 PM
344	I would still urge no short-term rentals.	11/3/2019 4:57 PM
345	These should be based on a per-square-footage calculation.	11/3/2019 4:56 PM
346	Depends on the size of the rental property.	11/3/2019 4:38 PM
347	It should be based on bedrooms and the character of the neighborhood, and the desires of nearby residents.	11/3/2019 3:29 PM
348	2	11/3/2019 2:49 PM
349	based on number of rooms that can be rented and parking available, suggest two per room and maximum of two vehicles total	11/3/2019 2:33 PM
350	Multiple considerations need to be taken into account based on specific location...i.e., the impact on local traffic, noise,	11/3/2019 11:27 AM
351	The property owner can place and enforce such restrictions. We don't need another County bureaucracy to do this.	11/3/2019 2:14 AM
352	The number of guests should be consistent with the capacity of the septic system, number of beds- (not floor space or outdoor camping) I forgot to mention that I have seen up to 3 tents on my neighbors land	11/3/2019 12:42 AM
353	Should not exceed 2 people/bedroom	11/2/2019 11:19 PM
354	whatever is allowed for long term	11/2/2019 6:38 PM
355	appropriate for size and location of dwelling. Parking should not impact normal residential patterns	11/2/2019 5:32 PM
356	Only as dictated by the fire code of the building	11/2/2019 5:08 PM
357	I am against short-term rentals.	11/2/2019 4:26 PM
358	more guests equals more vehicles too many vehicles	11/2/2019 2:59 PM
359	But guests shouldn't exceed capacity	11/2/2019 2:14 PM
360	You don't want 10 people piled into a studio bc they want to save money. Maybe each person must have a bed, couch pull out or bow up mattress blow up	11/2/2019 1:39 PM
361	Just like long term rental 2 people per bedroom	11/2/2019 11:05 AM
362	should mirror local regulations for rental housing with adjustments for number of bedrooms	11/2/2019 2:58 AM
363	The number of vehicles should be limited also	11/2/2019 2:28 AM
364	Perhaps a ratio per bedroom on the property	11/2/2019 12:08 AM
365	same limit as how many people we allow to live there in a non rental situation	11/1/2019 11:24 PM
366	This absolutely needs to be regulated. No short term rentals in the foothills and mountains. Septic systems are not designed for this.	11/1/2019 11:08 PM
367	Neighbors don't want a party house in their midst	11/1/2019 11:00 PM
368	Two adults per bedroom.	11/1/2019 10:59 PM
369	HELL NO!	11/1/2019 10:01 PM
370	Comparable to long-term rental limits, if any since it's space-based vs. term of lease or stay	11/1/2019 9:52 PM
371	Appropriate to safety, not as a means of a cap.	11/1/2019 9:21 PM
372	It should be at the owner's discretion. If applicable local laws or regulations are infringed, they can be dealt with through existing civil or criminal codes.	11/1/2019 7:33 PM

373	I understand why the 3 un-related person ordinance was enacted. However, I think a responsible owner would know how many are appropriate for his /her structure without being regulated.	11/1/2019 6:34 PM
374	This should be left up to the land/home owner.	11/1/2019 6:09 PM
375	A number that is not overerly restrictive and makes sense.	11/1/2019 4:03 PM
376	It could depend on house size and neighborhood density.	11/1/2019 2:56 PM
377	No more than plumbing and parking can handle	11/1/2019 2:07 PM
378	If there are two double beds then no more than 4 people in those beds. Exception made for infants and toddlers related to adults staying.	11/1/2019 1:40 AM
379	there would be no way to monitor this without violating constituional rights	10/31/2019 10:24 PM
380	This should be up to the owner. The market usually sorts this out.	10/31/2019 9:37 PM
381	Concern is that larger groups are less likely to be uniformly "neighborly" re noise, parking, safety especially with fires	10/31/2019 9:27 PM
382	No more than septs are guilt for and no more than the driveway dits for safe parking.	10/31/2019 9:10 PM
383	Related to number of sleeping areas. And maybe reflect nature of surrounding property	10/31/2019 5:35 PM
384	Some formula based on number of bedrooms	10/31/2019 5:18 PM
385	seems reasonable not to allow excessive overuse of resources	10/31/2019 4:33 PM
386	Under 10 or 12	10/31/2019 4:12 PM
387	2/bedroom plus 2	10/31/2019 3:39 PM
388	In order to prevent abuses.	10/31/2019 3:05 PM
389	In rural areas, not so much concern would be about noise levels in densely populated areas	10/31/2019 2:55 PM
390	No one wants to live next to a weekend party house.	10/31/2019 2:38 PM
391	The dwelling & owner will dictate a maximum. No need for Land Use to impose standards.	10/31/2019 1:36 PM
392	Should be consistent with fire codes and septic codes.	10/31/2019 12:48 PM
393	We have codes that cover this i believe.	10/31/2019 12:45 PM
394	Based on area, parking availability and bedrooms	10/31/2019 4:04 AM
395	The 2 person per bedroom or the max allowed by the septic system.	10/31/2019 3:59 AM
396	No more than say three adults and four children should be allowed at one short-term rental. Otherwise, the impace is too great on the neighbors.	10/31/2019 2:51 AM
397	Yes, to an extent. Shouldn't violate fire codes - should allow 2 more people than available bedrooms (one bedroom place should allow 3 people, etc. - exceptions for small children).	10/31/2019 1:16 AM
398	Unenforceable! Who is going to count?	10/31/2019 12:57 AM
399	Based on square footage and/or bedrooms	10/31/2019 12:35 AM
400	Based on size of house	10/31/2019 12:29 AM
401	2 persons per bedroom with a possible exception for infants or young children	10/31/2019 12:10 AM
402	Based on parking and septic capacity. However, is the septic capacity a function of peak load, or load over time (is 10 people for 5 days the same as 5 people for 10 days)? And how do you count "children". And if the max capacity is 10, what if 5 of them are 1, 3, 6, 10 and 14? Do all of them count towards that total?	10/30/2019 11:52 PM
403	FHA guidelines	10/30/2019 11:27 PM
404	Already too many rules in boco	10/30/2019 11:15 PM
405	8 or less	10/30/2019 11:05 PM
406	The limit should be a policy stating the number of guests per bedroom, as per the fire code, or per the design limit of the septic if applicable. The code can also limit the number of vehicles, but this should also be by policy, eg "all vehicles must be parked off street" -- if the driveway is a mile long, then that's a lot of cars.	10/30/2019 10:39 PM
407	Two per bedroom plus four.	10/30/2019 10:36 PM
408	see building code	10/30/2019 10:08 PM
409	I think it should all be "by right", if complaints are made maybe they lose that right.	10/30/2019 10:08 PM
410	Only based on safe occupancy for that dwelling.	10/30/2019 9:28 PM
411	Depending on sleeping capacity, there should be regulations	10/30/2019 9:22 PM
412	The limit should be based on number of bedrooms, or limit the number of guest vehicles.	10/30/2019 9:08 PM
413	Based on the number of bedrooms and parking available	10/30/2019 9:07 PM
414	based on# of bedrooms	10/30/2019 8:49 PM

415	Number of guests should be determined by number of legal bedrooms and off street parking	10/30/2019 8:46 PM
416	Folks who rent out their places generally limit and don't stuff people in; the market is self-limiting.	10/30/2019 8:26 PM
417	The number of guests should be limited to what the septic and occupancy would allow appropriately. AND parking capacity	10/30/2019 8:25 PM
418	6 BEDS 6 PEOPLE ONLY	10/30/2019 8:15 PM
419	Two people per bedroom plus one	10/30/2019 8:08 PM
420	occupancy based on county septic max occupancy or number of bedrooms.	10/30/2019 8:00 PM
421	I would think it should be based on the number of bedrooms and bathrooms. Ie: 3 bedrooms...max 6 guests	10/30/2019 7:50 PM
422	The owners will naturally protect their property by limiting the number of guests and the parameters of a guest stay. This does not need to be codified by Boulder County.	10/30/2019 7:49 PM
423	I have seen a dozen+ folks staying in short term rentals; one-night party places	10/30/2019 7:43 PM
424	They should limit the number of guest to the exact number of sleeping accommodations present at the facility...if there is one king bed then the limit would be two people...	10/30/2019 7:41 PM
425	No more than the house can safely bed. (ie: 2 people per bed x3 bedrooms and a pull out sofa= 8 guests plus a crib)	10/30/2019 7:38 PM
426	The number should be consistent with local ordinances for long-term rental occupancy limits; but in general dependent on number of bedrooms and bathrooms.	10/30/2019 7:26 PM
427	No more than 6 at a time	10/30/2019 7:21 PM
428	Responsibility of the owner to regulate	10/30/2019 7:20 PM
429	Need this to prevent massive overcrowding in case there are events hosted close by	10/30/2019 7:20 PM
430	The limits may be based on how many parking spots could be provided, or how many bedrooms are available	10/30/2019 7:19 PM
431	The number of guests should be based on the number of bedrooms and bathrooms	10/30/2019 7:15 PM
432	we have occupancy laws and requiremets for establishments for safety reasons, STR should be no different for the same reasons	10/30/2019 7:14 PM
433	Should be determined by the owner	10/30/2019 7:10 PM
434	it should tie in to the number of people can be slept in beds	10/30/2019 7:05 PM
435	The limits should be based on fire code occupancy data. For example, if a STR is a studio, then that space is really only meant for 1-2 people (possibly 3).	10/30/2019 7:05 PM
436	2 per bedroom max 8	10/30/2019 7:04 PM
437	only one additional car per rental period please	10/30/2019 7:04 PM
438	Per sq foot	10/30/2019 7:01 PM
439	Not more than 2 persons per bedroom	10/30/2019 6:59 PM
440	There should probably be some kind of limit related to the rented property square footage and a related number of parking spots especially in the case of streets/areas with limited parking.	10/30/2019 6:59 PM
441	None	10/30/2019 6:56 PM
442	predicated on carrying capacity of water, sewer,# of bedrooms, parking	10/30/2019 6:50 PM
443	Depends on the size of the property	10/30/2019 6:47 PM
444	2 per bedroom	10/30/2019 6:41 PM
445	You can't set a number as each property is different!	10/30/2019 6:39 PM
446	no more than 2 per bedroom and 1 parking space for each car. Consider requiring garage space, no on-street or community parking spaces to be utilized for condos or townhouses.	10/30/2019 6:38 PM
447	Whatever the standard heartbeat rule is for housing.	10/30/2019 6:35 PM
448	We have had students rent properties up here for parties and they have trashed the homes and surrounding areas in addition to driving while under the influence. Because we have limited protection from the Sherrif's department, this is difficult for our communities.	10/30/2019 6:33 PM
449	Party houses will be a result of no limits...	10/30/2019 6:30 PM
450	Based on building, fire, and other appropriate occupancy codes	10/30/2019 6:30 PM
451	Again, an unreasonable number of people in a residence will become a nuisance.	10/30/2019 6:29 PM
452	it should be up to the owner to rent according to how many beds/bedrooms are available	10/30/2019 6:28 PM
453	Same as the number for long term rentals	10/30/2019 6:27 PM
454	I think I read in your draft regs that it would be a max of 8 guests -- sounds about right to me	10/30/2019 6:26 PM

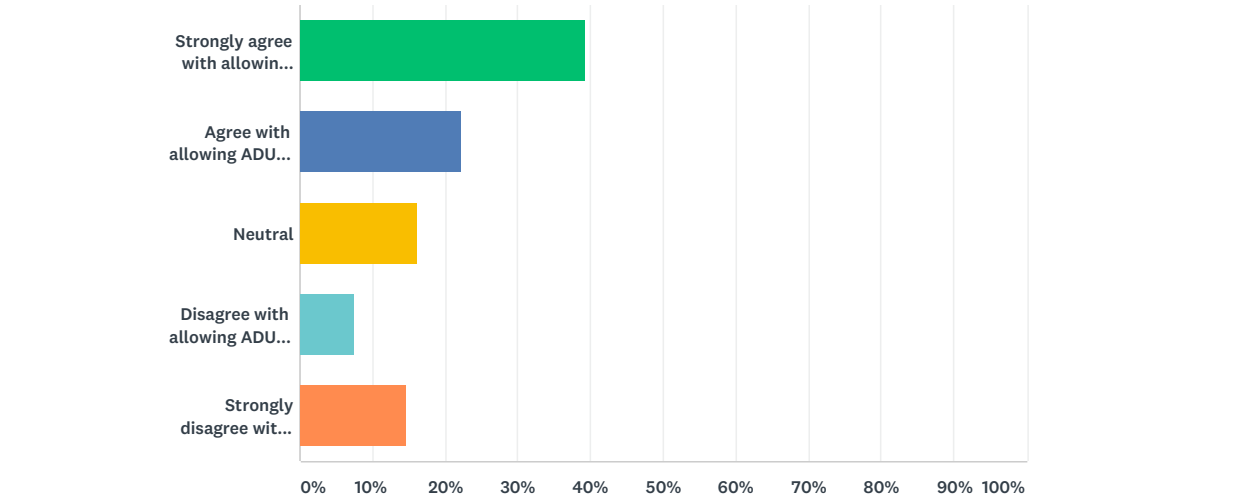
455	Should be based on number of official bedrooms available at property	10/30/2019 6:25 PM
456	There should be no more guests than the septic system is designed to handle.	10/30/2019 6:25 PM
457	depends on house/apartment but should discourage to rent for a party	10/30/2019 6:25 PM
458	Match with firecode occupancy restrictions	10/30/2019 6:17 PM
459	2 adult individuals per bedroom	10/30/2019 6:15 PM
460	Based on septic systems and conforming/approved bedroom counts. I am seeing cribs and bunk beds in closets which can be a disaster during fires.	10/30/2019 6:12 PM
461	Should be consistent with the space / # of rooms available in the residence	10/30/2019 3:46 PM
462	The number should depend on the number of bedrooms	10/30/2019 2:56 PM
463	Looks like people rent appropriately for property size...that's what should happen	10/30/2019 1:48 PM
464	no more than 5 unrelated people	10/30/2019 9:42 AM
465	3. Nights minimum, the coming and going of guests is a revolving nightmare of lost people out of their elements	10/30/2019 3:16 AM
466	Parking is a concern	10/30/2019 1:33 AM
467	Per home	10/30/2019 1:32 AM
468	Based on number of bedrooms (ie, not a flat limit regardless of size)	10/29/2019 11:07 PM
469	Depending on the number of bedrooms - so, for example limit # of guests to 8 for a 3-bedroom rental.	10/29/2019 9:55 PM
470	100 square feet per occupant	10/29/2019 8:43 PM
471	Dependent on bedrooms	10/29/2019 8:08 PM
472	As per standard of property size.	10/29/2019 8:04 PM
473	YES! There should be an overall occupancy limit to avoid the inevitable issues associated with large groups (noise, parking, etc). In addition, there should be a specific occupancy limit set for each individual rental property to ensure safety of guests and respect for neighbors.	10/29/2019 7:15 PM
474	This question is not sufficiently specific. There is presently a docket on file that wants to allow up to 8 renters. Totally inappropriate. It also depends upon the size of the dwelling and whether or not the owner must be present.	10/29/2019 4:57 PM
475	whatever limits apply to hotels, currently... 4 per 500 square feet?	10/29/2019 4:37 PM
476	Too many people in a home could allow massive parties that cause a severe neighborhood conflict. This would likely lead to more calls to the sheriff and the cost of more police staff.	10/29/2019 4:37 PM
477	It should match the current requirements for house occupancy	10/29/2019 4:13 PM
478	6 people	10/29/2019 3:40 PM
479	Extremely important. Remote short term rentals can become "party houses". Guest limits are essential.	10/29/2019 3:32 PM
480	It depends on the size of the area of the house to be rented.	10/29/2019 3:08 PM
481	No more than 2 per bedroom	10/29/2019 2:53 PM
482	Based on accommodation size, access and parking	10/29/2019 2:49 PM
483	Family of about 4	10/29/2019 2:37 PM
484	Should be based on the number of bedrooms (double occupancy) in a house plus 2 (to allow children and families).	10/29/2019 2:29 PM
485	No more than two per permitted bedroom	10/29/2019 2:18 PM
486	I don't see how this is legal	10/29/2019 12:35 PM
487	Definitely! Queen size bed, sleeper sofa, suddenly the tiny apartment sleeps 4! Yes this is a huge impact on neighbors suddenly seeing 4 people go into a unit that previously housed only 1 person. If there is 1 parking space then 1 car MAX, guests have no clue where to park, they will park in my private driveway, I have seen it. Also all AIRBNB should be held to the same safety standards as hotels with fires alarms and emergency exits.	10/29/2019 2:38 AM
488	Must be a bed for every guest.	10/29/2019 2:01 AM
489	Number of adults may be appropriate based on home size, but number of children would unnecessarily discriminate against those with larger families.	10/29/2019 1:10 AM
490	2 per bedroom max	10/29/2019 12:57 AM
491	Occupancy number should be based on septic size and parking. To have preset limits like 8 or 10 with approval puts every property in the same box and their are very diverse properties.	10/29/2019 12:56 AM
492	Depending on bedrooms and bathrooms	10/29/2019 12:43 AM
493	2 guests per bedroom	10/29/2019 12:18 AM

494	maximum two per bedroom	10/28/2019 11:44 PM
495	Two guests per bedroom	10/28/2019 11:30 PM
496	The number of guests allowed should be based on current safety and occupancy limit guidelines.	10/28/2019 11:29 PM
497	The number of occupants should be appropriate for the rental space	10/28/2019 11:23 PM

Attachment D

Q14 Do you think Boulder County should allow the use of ADUs to be expanded for short-term rentals? Choose one.

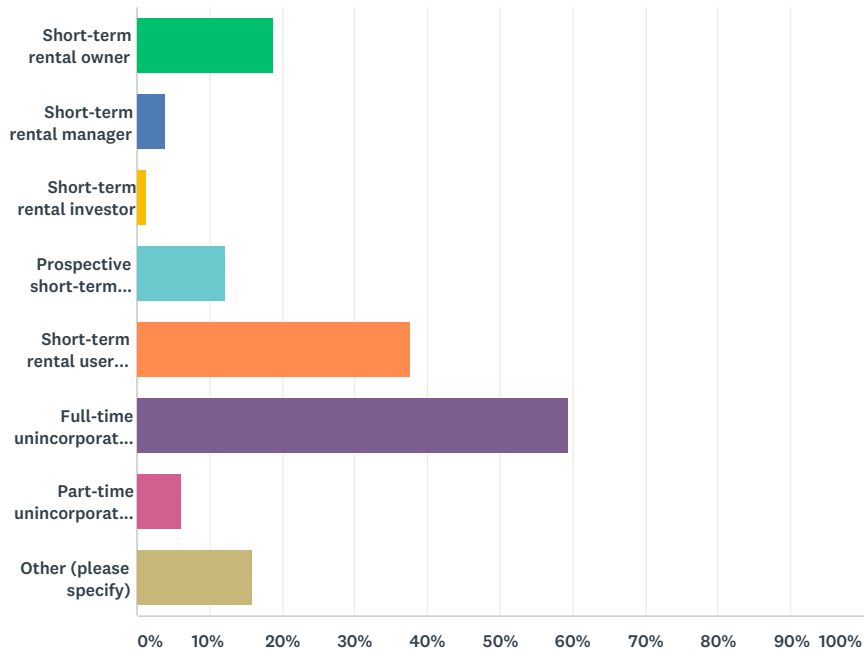
Answered: 1,401 Skipped: 166



ANSWER CHOICES	RESPONSES	
Strongly agree with allowing ADUs to be used for short-term rentals	39.40%	552
Agree with allowing ADUs to be used for short-term rentals	22.27%	312
Neutral	16.20%	227
Disagree with allowing ADUs to be used for short-term rentals	7.49%	105
Strongly disagree with allowing ADUs to be used for short-term rentals	14.63%	205
TOTAL		1,401

Q15 Which best describes you? Select all that apply.

Answered: 1,341 Skipped: 226



ANSWER CHOICES		RESPONSES	
Short-term rental owner		18.79%	252
Short-term rental manager		3.88%	52
Short-term rental investor		1.19%	16
Prospective short-term rental owner/manager/investor		12.23%	164
Short-term rental user (i.e., you have rented and stayed in a short-term rental property for your own use)		37.66%	505
Full-time unincorporated Boulder County resident		59.51%	798
Part-time unincorporated Boulder County resident		6.11%	82
Other (please specify)		15.81%	212
Total Respondents: 1,341			

#	OTHER (PLEASE SPECIFY)	DATE
1	Refugee from nearly all aspects of city life	12/4/2019 6:54 PM
2	Boulder resident	11/26/2019 4:17 AM
3	Full-time Boulder County resident in a municipality	11/25/2019 6:15 PM
4	home owner	11/25/2019 5:07 PM
5	I do not live in unincorporated Boulder County. I live in incorporated Boulder County.	11/24/2019 10:20 PM
6	full-time resident of Boulder County	11/23/2019 11:20 PM
7	Gilpin County resident	11/23/2019 9:41 PM
8	NA	11/23/2019 8:05 PM
9	Homeowners	11/23/2019 7:27 PM

10	The vacation rental industry has allow us to maintain our property and purchase, what we understand was the second Historical Landmark property, in the Allenspark area. We are restoring it for among many uses, it's historical use as a gift shop, real estate office, and listening post for the DOD during WWII. It also has been used for both long term and short term rental over many decades. Many local visitors since we started the restoration were surprised that we would invest in the cabin in the condition it was in. They thought we would bulldozed down or burn the cabin and start over. Since our commitment to the landmark process, which to us has been very positive, we have learned that Meeker Park Lodge, at least one cabin in Allenspark and the Rocky Mountain Hydraulic lab are also now landmark properties. We believe very strongly that the Historical Landmark staff, Denise and Jessica, should be involved in this discussion.	11/23/2019 5:39 PM
11	I grew up in Boulder county and the only way I am able to own a home in the place that I grew up, and where my family is based, is if I am able to rent it out for multiple weekends throughout the year to offset the cost of my mortgage. If I couldn't rent out my home - in my hometown - I would have to move away. I fully understand that there are short term rental investors depleting the housing stock, but many people who benefit from short term rentals are simply trying to live in the place that they want to live, and they need to offset the incredibly high costs to live here.	11/23/2019 5:05 PM
12	I live within the city limits of Boulder.	11/23/2019 5:02 PM
13	I live in Lafayette.	11/23/2019 5:00 PM
14	Have had continued long term rental history for more than 18 years and we have found that 'long term renters' have a much greater opportunity to destroy the property without our knowledge. Through our experience, again, the property and/or negative neighbor relationships have been affected ONLY with Long Term rentals. Basically, the longer they stay the more time they have to mess and destroy everything without your knowledge except by cursory observances at the exterior of the property. On SHORT TERM RENTALS this cannot happen because the house-cleaning operations are performed several times/month. Any complaints or damage can be addressed on a regular basis. EX: Guests are not there long enough to damage or devastate the property and/or residents who live nearby. With regulations such as no pets, no parties, no smoking, no loud noise after 10pm etc etc etc. This makes this a self-regulating operation. And with regard to the guests who not only are GRADED and EVALUATED on their conduct EACH TIME they would be cut-off by the company such as AirBNB is, to ever be able to rent again.	11/23/2019 4:33 PM
15	Boulder resident	11/23/2019 8:03 AM
16	I am a short-term rental owner in the City of Boulder.	11/23/2019 4:30 AM
17	full time Larimer County resident	11/23/2019 3:30 AM
18	Home owner and renter	11/23/2019 2:34 AM
19	Boulder county resident	11/23/2019 2:31 AM
20	City of Boulder resident	11/23/2019 2:21 AM
21	ST Rental HOST	11/23/2019 1:33 AM
22	I have an Airbnb listing but rent for a minimum of 30 days.	11/23/2019 1:12 AM
23	This decision arose from a health issue and removing this possibility would create an undue hardship. We hope you will consider ways to include this in a way that is safe and inviting. What are we afraid of? There's mostly good people in the world. Why are we always preparing for our worst possibility?	11/23/2019 12:41 AM
24	I rent my primary residence part of the year in boulder	11/23/2019 12:26 AM
25	F/T incorporated Boulder County resident	11/22/2019 11:26 PM
26	City of Boulder resident	11/22/2019 10:46 PM
27	Boulder County resident, but not unincorporated	11/22/2019 6:18 PM
28	Lifelong Boulder county resident.	11/21/2019 9:41 PM
29	Non-resident Homeowner in Boulder County	11/21/2019 6:59 PM
30	I am a city resident, but I am answering these questions from the perspective of how it would feel to be a neighbor to one of these rentals, as well as how I would want my rights if I were a short-term rental owner.	11/21/2019 5:53 PM
31	Land owner	11/21/2019 3:19 PM
32	I represent Tahosa Valley Landowners and our valley extends into Boulder County.	11/21/2019 2:44 PM
33	Full time Boulder county resident	11/21/2019 2:39 PM
34	Owned my own home, forestry-zoned, since 1985.	11/21/2019 1:06 AM
35	Full time nwdeland	11/21/2019 12:03 AM
36	Been here 29 years in the same house, which started out as a rental and was later sold to us via owner carry-the only way we could have ever bought in BC. I rented out the bedrooms (LTR) while I traveled the country selling art at festivals 1/2 the year-let people make things work for them inserted of making living in BC impossible.	11/20/2019 11:58 PM
37	Town of Nederland resident	11/20/2019 11:04 PM

38	Larimer county resident living very close to boulder county line	11/20/2019 10:11 PM
39	Boulder County Full-time Resident within city limits	11/20/2019 5:29 PM
40	I am looking to purchase property for my primary residence, but I can't afford the high costs. I will need additional income to make it work. I am a frequent airBnB user, and think the majority of STRs are very positive.	11/20/2019 4:44 PM
41	Boulder County Employee, Lafayette Resident	11/20/2019 4:18 PM
42	Parent of several children who work in Boulder and cannot find affordable housing in the cities (Boulder, Longmont, Louisville, Lafayette) where they and all of their peers want to live, settle down, and be community members.	11/20/2019 1:34 PM
43	Unincorporated boulder county small business owner	11/20/2019 6:16 AM
44	Long-time Boulder county resident whose mother purchased real estate intended for her aging to be close to family but will need to be rented out during the deep winter months of Jan, Feb, March, April...	11/20/2019 4:42 AM
45	Short term rental owner spending more than 2 weeks per year at the dwelling.	11/20/2019 4:16 AM
46	I am a Boulder County mountain property owner. Our family property has variously been a full-time residence, a short term summer vacation rental, and a long-term rental. Our experience says there are few problems with either using a local property management company or services such as airbnb. We should definitely not be restricting STRs when these are not only an economic benefit to the County, community, property owners, and enable tourists to visit. I do not support NIMBY concerns and unwarranted STR restrictions.	11/20/2019 4:00 AM
47	Live outside Boulder county, but own and use a home in unincorporated Boulder county	11/20/2019 3:55 AM
48	a resident of Boulder County that wants the County to let people do what they can for income.	11/20/2019 3:50 AM
49	Louisville Resident	11/20/2019 3:37 AM
50	city of boulder resident	11/20/2019 3:04 AM
51	Concerned resident: Boulder County Sheriff's Department is not funded or adequately staffed to ensure safety of current full time residents in regards to safe shooting, violation of noise ordinance, trash on the road, etc. Nor does the forest service. Adding more safety risk without addressing the fundamental needs of the existing residents would be irresponsible	11/19/2019 11:51 PM
52	City of boulder full time resident	11/19/2019 11:49 PM
53	boulder county resident	11/19/2019 11:47 PM
54	City resident within Boulder County	11/19/2019 11:20 PM
55	My short-term rental is located in Routt county	11/19/2019 10:59 PM
56	boulder county multiple property owner, life time boulder county resident	11/19/2019 1:10 AM
57	Renter	11/18/2019 11:44 PM
58	Denver resident	11/17/2019 5:29 PM
59	Zoning expert in Nashville	11/16/2019 8:22 PM
60	Nederland resident	11/16/2019 5:47 PM
61	Resident of JAMESTOWN	11/16/2019 2:12 PM
62	Former short-term rental owner; current full-time rental owner	11/15/2019 10:43 PM
63	Resident of Boulder who is in favor of property rights and increasingly tired of government overreach.	11/14/2019 9:15 PM
64	I've lived here in the county my entire life.	11/13/2019 1:10 AM
65	Resident of City of Longmont, Boulder County.	11/12/2019 8:45 PM
66	Longmont resident	11/12/2019 5:12 AM
67	resident of legal 30 day rental in the city (licensed)	11/11/2019 8:23 PM
68	Full-time incorporated Boulder County resident	11/11/2019 6:56 PM
69	Realtor	11/11/2019 6:57 AM
70	Depending on work and other circumstances, I may be in Colorado full or part-time.	11/10/2019 5:50 PM
71	city resident with short term rental behind us and rental house next door	11/10/2019 4:32 PM
72	Full time town of Nederland resident	11/10/2019 4:15 PM
73	United States of America citizen, property owner and taxpayer.	11/8/2019 3:56 PM
74	Lodge/B&B owner	11/8/2019 2:23 PM

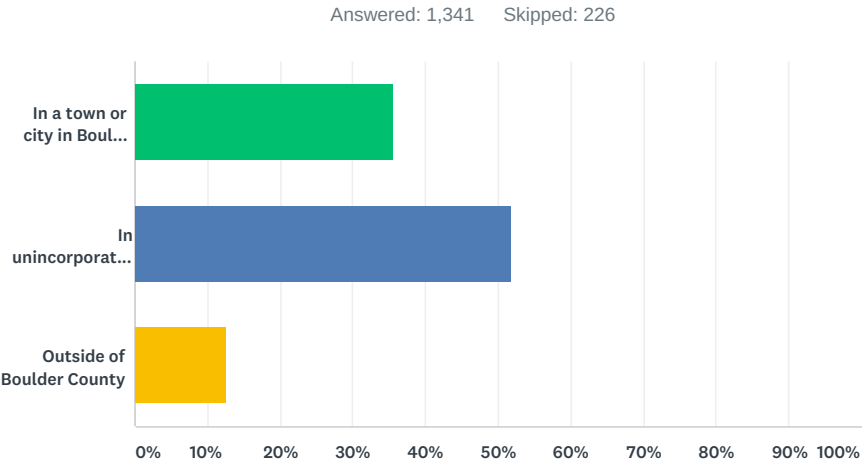
75	I have owned my home outside of Nederland for 21 years & depending on my work schedule, sometimes I live there all year & other times only 3-4 months of the year. Also depending on my situation, I rent both long term & short term. Renting short term over the last few years has provided me a viable means to keep my property with an unpredictable traveling work schedule.	11/8/2019 2:05 PM
76	City of Longmont resident looking to move to unincorporated Boulder County - housing costs are prohibitive but STR income would make the move more feasible.	11/8/2019 5:20 AM
77	home owner	11/7/2019 6:05 PM
78	Airbnb owner In Longmont	11/6/2019 8:05 PM
79	Full time incorporated Boulder County Resident of Nederland	11/6/2019 5:36 PM
80	I live in Nederland near unincorporated Boulder County.	11/6/2019 4:37 PM
81	Short term rental house cleaner	11/6/2019 3:43 AM
82	Long term rental owner who might buy another property	11/6/2019 1:22 AM
83	In neighborhood with common areas expense (extra usage & insurance) which will increase because of short term rentals	11/5/2019 11:47 PM
84	Full time Boulder County resident	11/5/2019 11:29 PM
85	Boulder County Resident	11/5/2019 10:41 PM
86	Boulder County resident	11/5/2019 9:16 PM
87	Nederland resident	11/5/2019 6:55 PM
88	full time Boulder county town resident	11/5/2019 4:33 PM
89	Current Boulder County resident that used to live in unincorporated Boulder County.	11/5/2019 3:21 PM
90	Full time Boulder county resident, adjacent to unincorporated land	11/5/2019 2:21 PM
91	I live in ned very close to the border with the county	11/5/2019 1:59 PM
92	City of Boulder resident for 19 years, but have seen the negative impacts of short-term rentals in our neighborhood. Noise. Loss of community. Lack of maintenance on short-term rental property land and buildings. Traffic. It would be disappointing to see the same problems extend throughout the county.	11/5/2019 1:26 PM
93	Homeowner half year resident	11/5/2019 11:51 AM
94	Long-term Boulder County renter	11/5/2019 7:24 AM
95	Full time incorporated Boulder County resident	11/5/2019 4:38 AM
96	resident city of Boulder	11/5/2019 2:22 AM
97	Resident of the City of Boulder	11/4/2019 11:10 PM
98	Full time Boulder county resident	11/4/2019 11:06 PM
99	Boulder County resident	11/4/2019 10:36 PM
100	Full time Boulder County resident, property owner and taxpayer	11/4/2019 8:45 PM
101	Resident of city	11/4/2019 7:35 PM
102	Owner of a home in City of Boulder, that has a legal ADU that is not rented short term	11/4/2019 7:32 PM
103	City of Boulder home owner	11/4/2019 6:31 PM
104	I do not currently reside in unincorporated Boulder County (but did in the past, I am now in an incorporated area of the county).	11/4/2019 6:27 PM
105	Full time Boulder resident. Whittier neighborhood	11/4/2019 5:52 PM
106	I own a longterm rental property and could have an ADU on my permanent housing	11/4/2019 5:44 PM
107	I am building a small second home in the mountains, about an hour from my home in Boulder, which I have owned for 12 years. I plan to spend long weekends at the cabin with family and friends, and rent it out occassionally.	11/4/2019 4:30 PM
108	concerned citizen of Boulder	11/4/2019 4:21 PM
109	Nederland resident	11/4/2019 4:12 PM
110	i worked hard to build my retirement. lived in my boulder home over 15 years. now it is part of my retirement income while still allowing me to be in boulder on a regular basis. i have done similar investments in other locations. i would characterize myself as a boulder resident and global real estate investor. i have created jobs in every location i invest. i also am very respectful of the community and my neighbors.	11/4/2019 4:12 PM
111	LU Wildfire Mitigation Specialist (Abby)/SFPD Wildfire Mitigation Coordinator (volunteer)	11/4/2019 4:09 PM
112	Town of Nederland resident	11/4/2019 3:58 PM

113	Live in town of Nederland, CO, and see firsthand how many people struggle to live in this area. How about doing something useful like building more affordable housing instead of trying to regulate people out of their income.	11/4/2019 3:53 PM
114	full time incorporated Boulder County Resident - but is only 1/2 mile from unincorporated Boulder County.	11/4/2019 3:48 PM
115	Relative of unincorporated County resident	11/4/2019 3:47 PM
116	City of Boulder resident wanting to move to county	11/4/2019 3:43 PM
117	20 yr owner of overnight rental business. not currently	11/4/2019 3:41 PM
118	Boulder resident	11/4/2019 3:29 PM
119	Longmont resident.	11/4/2019 3:22 PM
120	I also own a long-term rental in Longmont	11/4/2019 3:18 PM
121	Libertarian, screw you Boulder.	11/4/2019 3:04 PM
122	homeowner in a subdivision	11/4/2019 2:50 PM
123	Boulder County employee and resident of City of Longmont	11/4/2019 2:46 PM
124	Resident of Boulder County	11/4/2019 2:10 PM
125	Nederland resident (very near unincorporated Boulder County)	11/4/2019 2:06 PM
126	Boulder city resident	11/4/2019 1:57 PM
127	Full time Boulder County Resident in the city	11/4/2019 1:39 PM
128	Boulder resident and previous rental owner.	11/4/2019 12:43 PM
129	Full time Nederland resident	11/4/2019 8:51 AM
130	Full time Boulder County resident in city limits	11/4/2019 4:08 AM
131	Boulder County resident	11/4/2019 2:50 AM
132	city of Boulder rental	11/4/2019 2:43 AM
133	Full time boulder county resident	11/4/2019 12:52 AM
134	City of Boulder/Boulder County renter	11/4/2019 12:15 AM
135	Full time incorporated Boulder County resident	11/3/2019 7:07 PM
136	former airbnb host for 2 years	11/3/2019 6:52 PM
137	I've rented my basement on a month-to-month basis in the past to avoid foreclosure and may need to again in the future.	11/3/2019 5:39 PM
138	Full-time Boulder resident	11/3/2019 4:59 PM
139	County resident	11/3/2019 2:37 PM
140	owner in city	11/3/2019 1:13 AM
141	Boulder resident homeowner	11/2/2019 10:06 PM
142	Boulder resident	11/2/2019 8:28 PM
143	Boulder County resident, grew up in unincorporated Boulder County	11/2/2019 8:00 PM
144	Bould county resident	11/2/2019 4:36 PM
145	Boulder County resident against short-term rentals	11/2/2019 4:29 PM
146	Boulder County business operator	11/2/2019 3:04 PM
147	This is a scourge and should never be allowed in unincorporated Boulder County, especially in the foothills.	11/1/2019 11:13 PM
148	Boulder County Resident who has avoided buying county property due to the combination of high taxes and high restrictions where either alone is reasonable.	11/1/2019 10:49 PM
149	Resident of Boulder and short-term rental owner. I am also a housing ADVOCATE.	11/1/2019 10:38 PM
150	Property owner and investor. Currently I chose to rent my properties long term. But I don't want my right to rent short term to be infringed upon if I change my mind.	11/1/2019 10:31 PM
151	Long-term rental user	11/1/2019 10:01 PM
152	Full-time Boulder County resident; prospective renter in other locations (not Boulder County)	11/1/2019 9:54 PM
153	Resident of the City of Boulder, with no STRs and no interest in having one.	11/1/2019 9:36 PM
154	municipal employee	11/1/2019 6:36 PM
155	I occasionally rent out my guest bedroom	11/1/2019 4:36 PM

156	Having trouble affording to buy a house and wanting to be able to rent an ADU short or long term, to be able to buy in. (Note, two professional incomes, and still priced out of SF market here!) The lack of ADU rentals needs fixing please!	11/1/2019 2:10 AM
157	retired land use planner	11/1/2019 1:42 AM
158	Own business in boulder county. It's been terribly slow for local customers	10/31/2019 9:12 PM
159	Hotelier.	10/31/2019 5:22 PM
160	Resident - City of Lafayette	10/31/2019 3:39 PM
161	none of the above	10/31/2019 4:55 AM
162	neighborhood resident but across county line by a few feet	10/31/2019 3:38 AM
163	Boulder CO resident	10/31/2019 3:03 AM
164	Small town resident	10/31/2019 3:00 AM
165	FT BOCO resident and taxpayer	10/31/2019 2:17 AM
166	Full-time unincorporated Jeffco resident	10/31/2019 1:43 AM
167	I rent my basement space on a month to month basis. I would like to keep the option of doing shorter rentals but no less tha 3 days at a time.	10/31/2019 1:09 AM
168	live next to unincorporated Boulder County in a mountain canyon	10/31/2019 12:36 AM
169	My family has lived in Boulder County for 80 years.	10/31/2019 12:13 AM
170	I own a house in Nederland that we long-term rented for 8 years while we live in a rental house in Boulder. So am simultaneously a landlord and tenant. I got involved in the STR debate in Nederland when I could not find a renter for our house. So I've done a bit of research and have been a guest at many sort-term rentals over the years. It works very well for multiple parties (owners, guests, businesses, workers and even neighbors) when it's managed appropriately.	10/31/2019 12:07 AM
171	Long time Resident and property rehabber including condemned property	10/30/2019 11:29 PM
172	Full-Time incorporated Boulder County resident	10/30/2019 11:22 PM
173	Full time long term renter in nederland	10/30/2019 11:18 PM
174	boulder county resident	10/30/2019 10:09 PM
175	None of the above. I'm interested in protecting the character of the county and the availability of homes to rent for extended periods.	10/30/2019 9:10 PM
176	I also own a long-term rental condo in the City of Boulder. We have a problem with short-term renters with that situation but are subject to HOA rules.	10/30/2019 8:57 PM
177	I live and farm in unincorporated BoCo. Having an ADU would would be an incredible benefit financially and would allow us to bring visitors to experience what a beautiful place we live in. In addition, we would like to bring visitors to learn about sustainable farming techniques and hemp cultivation, but don't have a convenient place for them to stay over and experience real farm life.	10/30/2019 8:29 PM
178	Full-time incorporated Boulder County resident	10/30/2019 8:26 PM
179	As a trial run, I did STR over 1 1/2 months this summer keeping me near the 14 days allowed. It turned out to be a delightful experience which I would like to repeat.	10/30/2019 8:04 PM
180	Town of Nederland resident	10/30/2019 8:02 PM
181	Boulder Resident	10/30/2019 7:57 PM
182	Boulder County Resident and Property Owner (not unincorporated) and Routt County Property Owner	10/30/2019 7:52 PM
183	Building a home, and will be a full time Coal Creek Canyon resident...our land is in Jefferson County...but the top of our property is the Boulder County line...so we could definitely be affected by short term rentals in Boulder County !	10/30/2019 7:48 PM
184	Boulder resident	10/30/2019 7:40 PM
185	Employee who works in unincorporated Boulder County	10/30/2019 7:40 PM
186	Full-time incorporated Boulder County resident	10/30/2019 7:29 PM
187	Local	10/30/2019 7:11 PM
188	I have short term rental units in other areas of the country. They are an important investment for me and serve a good purpose in the areas they are located. The existence of these rentals is not to the detriment of the surrounding communities.	10/30/2019 7:03 PM
189	City of Boulder Resident	10/30/2019 7:02 PM
190	Homeowner	10/30/2019 7:00 PM
191	someone that has been scammed by a short term rental and lost \$3500	10/30/2019 6:59 PM
192	town suburban owner occupied	10/30/2019 6:57 PM

193	full time resident in Superior	10/30/2019 6:55 PM
194	Boulder County resident, Longmont.	10/30/2019 6:39 PM
195	No ACD's or plans for renting short, or longer, term. Strong proponent of property rights. Like civil rights, I am a true believer	10/30/2019 6:34 PM
196	Interested observer	10/30/2019 6:33 PM
197	Owner of property in Boulder County	10/30/2019 6:32 PM
198	We were just trying to "hold the place" for our home until we move to it in the spring of 2021 when our children graduate high school and we move up so they can attend CU. (They are twins.) We had 55 five star ratings in a row on AirBnB and, with one or two exceptions, where there was no trouble involved, we've had an issue -- like a guest getting stuck in the snow. We've never had a problem worse than that that I can recall.	10/30/2019 6:31 PM
199	Boulder County Resident	10/30/2019 6:29 PM
200	incorporated Boulder resident sharing a fence with unincorporated Boulder county	10/30/2019 6:28 PM
201	Boulder city resident	10/30/2019 6:23 PM
202	I live in the city of Longmont - Boulder County stay out the rental requirement business	10/30/2019 6:18 PM
203	Full time resident louisville	10/30/2019 6:18 PM
204	Full time Boulder County resident	10/30/2019 6:18 PM
205	Fire official	10/30/2019 3:01 PM
206	Couple who hopes to buy one day and might need to supplement with this to afford boulder county home prices	10/30/2019 1:43 AM
207	I'm a real estate agent. STRs are great way for guest to come and see our County and play here while feeling like they are part of the community. Plus they spend money out on the town!	10/29/2019 8:08 PM
208	Long-time family cabin in Boulder County.	10/29/2019 7:46 PM
209	N/A	10/29/2019 3:36 PM
210	I am a property owner in Boulder County and we reside here full-time. We have no intent to rent our property (either short or long term). We have used short term rentals (AirBnB and VRBO) in other cities when traveling.	10/29/2019 2:40 PM
211	neighbor of a short term rental	10/29/2019 12:23 AM
212	resident of Nederland	10/28/2019 11:24 PM

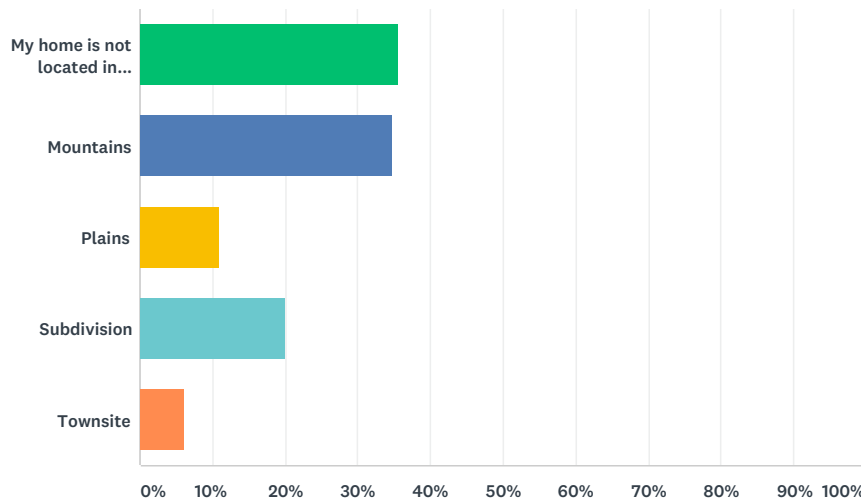
Q16 Where is your primary residence located? Choose one.



ANSWER CHOICES	RESPONSES	
In a town or city in Boulder County (e.g., Boulder, Lafayette, Longmont, Nederland, Lyons, Ward, etc.)	35.50%	476
In unincorporated Boulder County	51.90%	696
Outside of Boulder County	12.60%	169
TOTAL		1,341

Q17 If your home is located in unincorporated Boulder County, where is it located? Select all that apply.

Answered: 1,341 Skipped: 226



ANSWER CHOICES	RESPONSES	
My home is not located in unincorporated Boulder County	35.65%	478
Mountains	34.75%	466
Plains	10.89%	146
Subdivision	19.99%	268
Townsite	5.97%	80
Total Respondents: 1,341		

#	PLEASE ENTER THE NAME OF WHAT YOU CONSIDER TO BE YOUR COMMUNITY OR NEIGHBORHOOD.	DATE
1	Aspen Meadows	12/4/2019 6:54 PM
2	Aspen Meadows	12/4/2019 5:31 PM
3	Niwot	12/1/2019 8:23 PM
4	Sugarloaf	12/1/2019 12:09 AM
5	Eldora/Nederland	11/30/2019 3:54 PM
6	Lakeshore park platte	11/28/2019 7:45 PM
7	St. Anton Highlands	11/28/2019 4:57 AM
8	Niwot	11/27/2019 9:45 PM
9	Sugar loaf	11/26/2019 1:04 AM
10	Longmont	11/25/2019 4:34 PM
11	magnolia	11/24/2019 5:03 PM
12	Nederland	11/24/2019 5:02 PM
13	Aspen Meadows	11/24/2019 4:17 PM
14	Nederland	11/24/2019 4:05 PM
15	University Hill	11/24/2019 2:53 PM
16	Palo Parkway	11/24/2019 8:39 AM
17	eldorado springs	11/24/2019 5:21 AM
18	Uptown Broadway	11/24/2019 5:13 AM
19	University Hill	11/24/2019 2:04 AM

20	rock creek, superior	11/24/2019 1:05 AM
21	Valley Lane	11/23/2019 11:47 PM
22	Cherryvale	11/23/2019 9:50 PM
23	Rollinsville	11/23/2019 9:41 PM
24	gold hill	11/23/2019 9:31 PM
25	Niwot	11/23/2019 8:44 PM
26	Longmont	11/23/2019 8:05 PM
27	Boulder	11/23/2019 6:25 PM
28	Magnolia	11/23/2019 5:44 PM
29	Allenspark	11/23/2019 5:39 PM
30	I am considering a purchase near Lyons	11/23/2019 5:30 PM
31	Birchwood Drive Condo Association/Winding Trail Villiage	11/23/2019 5:21 PM
32	Ridgelea Hills	11/23/2019 5:05 PM
33	Newlands	11/23/2019 5:02 PM
34	Lafayette. I would eventually like to be closer to the mountains, but for now this is home.	11/23/2019 5:00 PM
35	Gunbarrel Estates	11/23/2019 4:59 PM
36	Melody Heights	11/23/2019 4:36 PM
37	Sugarloaf	11/23/2019 4:18 PM
38	Four mile canyon	11/23/2019 3:48 PM
39	Lafayette	11/23/2019 3:38 PM
40	Lyons	11/23/2019 3:00 PM
41	Twinlakes	11/23/2019 2:35 PM
42	Heatherwood	11/23/2019 2:18 PM
43	Niwot	11/23/2019 1:41 PM
44	Magnolia Road	11/23/2019 11:58 AM
45	Boulder Heights	11/23/2019 11:15 AM
46	Flatirons neighborhood, boulder	11/23/2019 8:03 AM
47	Magnolia Rd	11/23/2019 7:00 AM
48	park lake	11/23/2019 6:35 AM
49	Tahosa Valley	11/23/2019 6:17 AM
50	Lafayette. Close to old town.	11/23/2019 5:55 AM
51	Allenspark	11/23/2019 5:13 AM
52	Newlands. North Boulder.	11/23/2019 4:30 AM
53	nope.	11/23/2019 4:17 AM
54	Old town Longmont	11/23/2019 4:14 AM
55	Longmont	11/23/2019 4:05 AM
56	Sugarloaf	11/23/2019 3:40 AM
57	unincorporated Larimer County which is also where my rental unit is located. I've tried numerous times to tell Airbnb this, but they insist that because we pick up mail in Boulder Co. that we live there.	11/23/2019 3:30 AM
58	Valmont	11/23/2019 2:56 AM
59	Upper Magnolia Road	11/23/2019 2:54 AM
60	Gunbarrel	11/23/2019 2:34 AM
61	Whittier	11/23/2019 2:24 AM
62	Sugarloaf	11/23/2019 2:22 AM
63	Boulder Canyon	11/23/2019 2:04 AM
64	Cold Springs	11/23/2019 1:39 AM
65	south boulder	11/23/2019 1:36 AM
66	Longmont E side	11/23/2019 1:33 AM

67	Gold Hill	11/23/2019 1:28 AM
68	Anna's Farm	11/23/2019 1:12 AM
69	Palo park	11/23/2019 1:05 AM
70	Sugarloaf	11/23/2019 12:57 AM
71	Aspen Meadows neighborhood in the Magnolia community area.	11/23/2019 12:26 AM
72	sugarloaf	11/23/2019 12:14 AM
73	St. Anton Highlands First Addition HOA	11/23/2019 12:10 AM
74	Four Mile Canyon - Logan Mill Road	11/23/2019 12:10 AM
75	Sundance in Louisville	11/22/2019 11:11 PM
76	Nederland	11/22/2019 10:55 PM
77	Nederland	11/22/2019 8:52 PM
78	Magnolia	11/22/2019 7:45 PM
79	Niwot	11/22/2019 5:50 PM
80	boulder	11/22/2019 5:01 PM
81	fairview estates	11/22/2019 2:49 PM
82	St Anton Highlands First Addition	11/22/2019 4:31 AM
83	Magnolia Rd	11/22/2019 4:25 AM
84	Magnolia	11/22/2019 3:24 AM
85	Sugarloaf	11/22/2019 2:55 AM
86	Niwot	11/22/2019 2:28 AM
87	Jamestown	11/22/2019 2:27 AM
88	Meeker Park	11/22/2019 12:47 AM
89	Nederland area	11/22/2019 12:47 AM
90	Magnolia Area	11/22/2019 12:45 AM
91	Whittier	11/22/2019 12:29 AM
92	Lakeshore Park neighborhood off Flagstaff Rd	11/21/2019 11:53 PM
93	Raymond	11/21/2019 11:32 PM
94	Magnolia road (Aspen Meadows)	11/21/2019 10:47 PM
95	Whittier	11/21/2019 10:28 PM
96	Gunbarrell	11/21/2019 9:41 PM
97	Subdivision of Ned: NEDERLAND WOHLCKE - NE	11/21/2019 9:26 PM
98	Iola,KS	11/21/2019 9:25 PM
99	Lazy Z/Magnolia Road	11/21/2019 9:23 PM
100	Valle Del Rio	11/21/2019 9:20 PM
101	Orange Orchard	11/21/2019 8:41 PM
102	Magnolia Road	11/21/2019 8:40 PM
103	St anton	11/21/2019 8:31 PM
104	Nederland	11/21/2019 8:31 PM
105	Palo Park	11/21/2019 8:28 PM
106	Seven Hills II (Poorman Road), Sunshine Canyon	11/21/2019 8:24 PM
107	Seven Hills	11/21/2019 8:00 PM
108	Louisville	11/21/2019 7:41 PM
109	Magnolia Road	11/21/2019 6:59 PM
110	Magnolia	11/21/2019 5:41 PM
111	willis heights	11/21/2019 5:24 PM
112	Carriage Hills	11/21/2019 5:06 PM
113	Aspen Meadows subdivision	11/21/2019 4:48 PM
114	Magnolia/Lazy Z neighborhood	11/21/2019 4:27 PM

115	COAL CREEK CANYON	11/21/2019 3:43 PM
116	Broadlands	11/21/2019 3:19 PM
117	Bonanza Mountain Estates, Nederland	11/21/2019 2:31 PM
118	Nederland	11/21/2019 1:55 PM
119	Magnolia	11/21/2019 12:26 PM
120	Niwot	11/21/2019 5:44 AM
121	Along Magnolia Rd in Nederland	11/21/2019 4:39 AM
122	Magnolia Road/Aspen Meadows	11/21/2019 4:16 AM
123	St. Anton subdivision	11/21/2019 3:25 AM
124	Eldora	11/21/2019 3:20 AM
125	Sugarloaf	11/21/2019 3:02 AM
126	Coal creek	11/21/2019 2:58 AM
127	Gilpin County	11/21/2019 1:46 AM
128	Magnolia	11/21/2019 1:44 AM
129	Magnolia	11/21/2019 1:35 AM
130	Hurricane Hill Nederland	11/21/2019 1:23 AM
131	Magnolia Road	11/21/2019 1:10 AM
132	Nederland	11/21/2019 12:03 AM
133	East Magnolia	11/20/2019 11:58 PM
134	Aspen Meadows off Magnolia	11/20/2019 11:19 PM
135	Nederland	11/20/2019 10:30 PM
136	Magnolia Road area/Aspen Meadows subdivision	11/20/2019 10:29 PM
137	Magnolia	11/20/2019 10:27 PM
138	Magnolia/Lazy Z	11/20/2019 10:12 PM
139	Nederland	11/20/2019 10:11 PM
140	Longs peak road	11/20/2019 10:11 PM
141	Gunbarrel estates	11/20/2019 8:24 PM
142	Allenspark	11/20/2019 7:49 PM
143	Pine Valley	11/20/2019 6:21 PM
144	Lafayette	11/20/2019 5:29 PM
145	Trails at Coal Creek	11/20/2019 4:28 PM
146	Lafayette	11/20/2019 4:18 PM
147	Gold hill	11/20/2019 4:15 PM
148	Sugarloaf	11/20/2019 3:35 PM
149	Nederland	11/20/2019 2:53 PM
150	Lafayette	11/20/2019 2:31 PM
151	Allenspark	11/20/2019 1:36 PM
152	Rural Boulder north of Neva Road - not really a "neighborhood" out here.	11/20/2019 1:34 PM
153	Wallstreet, Four Mile Canyon	11/20/2019 1:17 PM
154	Allenspark	11/20/2019 12:43 PM
155	Jay Rd./Gunbarrel	11/20/2019 6:15 AM
156	Ridglea Hills	11/20/2019 5:41 AM
157	Coal creek canyon	11/20/2019 5:13 AM
158	Four Mile Canyon	11/20/2019 5:04 AM
159	Broomfield Outlook, previously in Superior for 19 years. All our adult children are living in Boulder or Broomfield County	11/20/2019 4:42 AM
160	Rural North Boulder	11/20/2019 4:31 AM
161	Rural North Boulder	11/20/2019 4:20 AM
162	Allenspark area	11/20/2019 4:00 AM

Attachment D		
163	Willows (63rd and Jay)	11/20/2019 3:56 AM
164	Doesn't matter	11/20/2019 3:50 AM
165	Nederland: Saint Anton Highlands neighborhood	11/20/2019 3:47 AM
166	Gunbarrel	11/20/2019 3:43 AM
167	Gunbarrel Estates	11/20/2019 3:20 AM
168	Dobbins Park	11/20/2019 2:56 AM
169	Niwot	11/20/2019 2:21 AM
170	Nederland	11/20/2019 2:17 AM
171	Gunbarrel	11/20/2019 2:08 AM
172	Gunbarrel	11/20/2019 1:55 AM
173	Lyons foothills	11/20/2019 1:48 AM
174	Heatherwood	11/20/2019 1:26 AM
175	Rock Creek in Superior	11/20/2019 12:58 AM
176	The Reserve	11/20/2019 12:53 AM
177	Spring lake Heights	11/20/2019 12:53 AM
178	Niwot	11/20/2019 12:37 AM
179	Nederland Library District	11/20/2019 12:22 AM
180	North Boulder	11/20/2019 12:02 AM
181	Magnolia Road	11/19/2019 11:51 PM
182	Niwot	11/19/2019 11:46 PM
183	Meadowview, Longmont	11/19/2019 11:20 PM
184	hygiene	11/19/2019 11:16 PM
185	Ridglea Hills	11/19/2019 10:59 PM
186	Silver Springs	11/19/2019 10:53 PM
187	Mapleton	11/19/2019 10:41 PM
188	St. Anton Highlands	11/19/2019 10:41 PM
189	Louisville	11/19/2019 10:35 PM
190	Magnolia Road	11/19/2019 10:28 PM
191	broomfield	11/19/2019 10:24 PM
192	Rock Creek	11/19/2019 10:22 PM
193	Rock Creek	11/19/2019 10:19 PM
194	Technically we are a part of Lyons but consider ourselves part of Allenspark	11/19/2019 9:48 PM
195	Lee Hill	11/19/2019 6:16 PM
196	Allenspark	11/19/2019 5:51 PM
197	Lake Valley Estates	11/19/2019 5:51 PM
198	Niwot	11/19/2019 2:01 PM
199	Allenspark	11/19/2019 4:30 AM
200	Outside of Allenspark Historic town, happens to be a Lyons address	11/19/2019 3:41 AM
201	Lyons Fire	11/19/2019 3:26 AM
202	lyons	11/19/2019 1:10 AM
203	The back 40. Or the playground	11/19/2019 12:57 AM
204	Sugarloaf	11/18/2019 11:53 PM
205	Heatherwood	11/18/2019 11:03 PM
206	Ward	11/18/2019 6:49 PM
207	Niwot	11/18/2019 5:17 PM
208	Heatherwood, Gunbarrel	11/18/2019 4:36 PM
209	Ward	11/18/2019 4:14 PM
210	Muscatine	11/18/2019 1:05 PM

211	Waco, TX	11/18/2019 5:32 AM
212	Allenspark	11/18/2019 4:43 AM
213	Own in AllensPark	11/18/2019 4:17 AM
214	Gunbarrel	11/17/2019 10:07 PM
215	Riverside	11/17/2019 7:22 PM
216	Denver	11/17/2019 5:29 PM
217	Olde Stage and Valley View	11/17/2019 4:28 PM
218	Kansas City, MO	11/17/2019 12:36 PM
219	We do not live in Colorado	11/17/2019 5:08 AM
220	Allenspark	11/17/2019 4:40 AM
221	Niwot	11/17/2019 3:53 AM
222	Estates at Mountain View Terrace	11/17/2019 3:44 AM
223	Ridge Road	11/17/2019 1:11 AM
224	Near Riverside	11/16/2019 10:29 PM
225	Fort Collins	11/16/2019 10:08 PM
226	Allenspark	11/16/2019 9:20 PM
227	Michigan	11/16/2019 7:18 PM
228	Don't know if what you call my "Home" is the same as my "primary residence" from question 16 above. If by home, you mean the cabin we rent short term, then it is located in the mountains	11/16/2019 6:15 PM
229	Jamestown	11/16/2019 5:53 PM
230	Allenspark	11/16/2019 5:17 PM
231	Johnson Farm	11/16/2019 4:34 PM
232	Lyons	11/16/2019 3:29 PM
233	Allens Park. So why for a supposed anonymous survey are identifying factors included?	11/16/2019 3:02 PM
234	Lyons	11/16/2019 2:40 PM
235	JAMESTOWN	11/16/2019 2:12 PM
236	Fort collins	11/16/2019 3:37 AM
237	Niwot	11/16/2019 2:53 AM
238	Allenspark	11/16/2019 12:18 AM
239	Somerset Estates, Niwot	11/15/2019 10:43 PM
240	Raymond Riverside	11/15/2019 10:23 PM
241	Heatherwood	11/14/2019 10:30 PM
242	Gunbarrel Powderhorn Condos	11/14/2019 10:23 PM
243	Orange Orchard	11/14/2019 10:12 PM
244	niwot	11/14/2019 7:04 PM
245	Nederland	11/14/2019 1:32 AM
246	Left hand Canyon	11/13/2019 1:10 AM
247	Left-hand canyon	11/13/2019 12:04 AM
248	Loomiller park neighbor, Longmont	11/12/2019 8:45 PM
249	Eldora	11/12/2019 8:09 PM
250	Lake Valley/North Rim	11/11/2019 10:56 PM
251	Eldorado Springs	11/11/2019 10:36 PM
252	Allenspark	11/11/2019 10:35 PM
253	Chautauqua, Boulder	11/11/2019 8:23 PM
254	Eldorado Springs	11/11/2019 7:38 PM
255	Allenspark	11/11/2019 6:37 PM
256	Lazy Z and Pine Valley RMA	11/11/2019 4:40 PM
257	Bar-K	11/11/2019 3:34 PM
258	Gunbarrel	11/11/2019 6:57 AM

259	Orange Orchard	11/11/2019 4:02 AM
260	Lake Valley/North Rim	11/10/2019 8:21 PM
261	St. Anton Highlands	11/10/2019 8:06 PM
262	Eldora	11/10/2019 5:50 PM
263	North Beaver Road Landowners Association (Freeman Emkhe Subdivision), Pinecliffe CO	11/10/2019 12:48 PM
264	Lake Valley Estates	11/10/2019 5:35 AM
265	Nederland Library District	11/10/2019 2:36 AM
266	Eldora	11/9/2019 9:18 PM
267	Gold Hill	11/9/2019 8:48 PM
268	Niwot	11/9/2019 4:04 PM
269	Orange Orchard	11/8/2019 5:38 PM
270	Olde Stage Settlement	11/8/2019 5:27 PM
271	Boulder Heights	11/8/2019 3:01 PM
272	Orange Orchard	11/8/2019 2:52 PM
273	Allenspark	11/8/2019 2:23 PM
274	Eldora & Nederland	11/8/2019 2:05 PM
275	Lump Gulch	11/8/2019 5:34 AM
276	Nederland	11/8/2019 2:33 AM
277	Brownsville	11/8/2019 1:58 AM
278	Pinebrook Hills	11/7/2019 10:08 PM
279	Eldorado Springs	11/7/2019 6:11 PM
280	Lake Valley/North Rim	11/7/2019 5:13 PM
281	Lake Valley/North Rim	11/7/2019 4:28 PM
282	Orange Orchard	11/7/2019 4:36 AM
283	Lake Valley	11/7/2019 12:09 AM
284	Lake Valley Estates	11/6/2019 11:58 PM
285	Lakeshore Drive Subdivision	11/6/2019 11:08 PM
286	i Manage Airbnbs in boulder county	11/6/2019 8:05 PM
287	Orange Orchard	11/6/2019 7:18 PM
288	Nederland	11/6/2019 5:36 PM
289	Sky Ranch Estates	11/6/2019 2:41 PM
290	Boulder	11/6/2019 4:32 AM
291	Ward	11/6/2019 3:43 AM
292	Big Springs, Nederland, CO	11/6/2019 1:38 AM
293	Lake Valley Estates	11/5/2019 11:47 PM
294	Niwot	11/5/2019 11:03 PM
295	Gold Hill	11/5/2019 10:56 PM
296	Lake Valley	11/5/2019 10:51 PM
297	Orange orchard	11/5/2019 10:48 PM
298	Lake Valley	11/5/2019 10:44 PM
299	Left hand Canyon	11/5/2019 10:41 PM
300	Mapleton Hill	11/5/2019 9:16 PM
301	Wagonwheel / Bow Mountain	11/5/2019 9:00 PM
302	Lake Valley Estates	11/5/2019 8:27 PM
303	Lake Valley Estates	11/5/2019 7:09 PM
304	Nederland	11/5/2019 6:55 PM
305	Brigadoon Glen	11/5/2019 6:32 PM
306	Gunbarrel	11/5/2019 5:27 PM

307	Sugarloaf	11/5/2019 4:08 PM
308	Rock Creek	11/5/2019 3:44 PM
309	Nederland	11/5/2019 3:22 PM
310	Southmoor Park	11/5/2019 3:21 PM
311	old North Boulder	11/5/2019 2:35 PM
312	Nederland	11/5/2019 2:08 PM
313	Nederland	11/5/2019 1:59 PM
314	Witching Stick	11/5/2019 1:47 PM
315	Downtown Nederland	11/5/2019 11:51 AM
316	Nederland	11/5/2019 7:37 AM
317	Red Fox Hills, Gunbarrel	11/5/2019 6:11 AM
318	Big Springs	11/5/2019 5:02 AM
319	Spanish Hills	11/5/2019 4:07 AM
320	Gunbarrel (although we prefer to call it Funbarrel)	11/5/2019 3:59 AM
321	Bonanza estates	11/5/2019 3:26 AM
322	Riverside/Raymond	11/5/2019 2:54 AM
323	Park east square condos	11/5/2019 2:33 AM
324	Paul-Nor	11/5/2019 2:24 AM
325	city of Boulder	11/5/2019 2:22 AM
326	Lakeshore Park	11/5/2019 2:20 AM
327	Greater Nederland area	11/5/2019 1:11 AM
328	Niwot	11/5/2019 1:06 AM
329	Olde Stage Settlement	11/5/2019 12:45 AM
330	Near the Silver Springs Subdivision	11/4/2019 11:41 PM
331	Schlagel	11/4/2019 10:39 PM
332	Boulder	11/4/2019 10:36 PM
333	Niwot	11/4/2019 9:41 PM
334	Nederland	11/4/2019 8:54 PM
335	Eldora	11/4/2019 8:40 PM
336	Tall Timbers	11/4/2019 8:18 PM
337	Haystack	11/4/2019 8:18 PM
338	Niwot	11/4/2019 8:03 PM
339	Allenspark	11/4/2019 7:59 PM
340	Cherryvale	11/4/2019 7:26 PM
341	Gunbarrel	11/4/2019 6:36 PM
342	Fountaintree Subdivision, Pine Brook Hills	11/4/2019 6:00 PM
343	near Nederland. too private to give more info	11/4/2019 5:44 PM
344	Keywadin Meadows	11/4/2019 5:05 PM
345	Nederland	11/4/2019 5:02 PM
346	Orange Orchard	11/4/2019 4:54 PM
347	eldorado springs	11/4/2019 4:31 PM
348	Confusing question. My primary residence is in the City of Boulder; I own property in the mountains.	11/4/2019 4:30 PM
349	Orange Orchard	11/4/2019 4:27 PM
350	Orange Orchard	11/4/2019 4:26 PM
351	South boulder	11/4/2019 4:26 PM
352	boulder canyon mountain areas	11/4/2019 4:12 PM
353	Sunshine	11/4/2019 4:09 PM
354	Bonanza mtn esteates	11/4/2019 3:53 PM

Attachment D

355	Nederland	11/4/2019 3:53 PM
356	Clover Basin Estates	11/4/2019 3:53 PM
357	palo park	11/4/2019 3:52 PM
358	Range View/Brigadoon	11/4/2019 3:39 PM
359	Hygiene	11/4/2019 3:36 PM
360	N/a	11/4/2019 3:35 PM
361	Hygiene	11/4/2019 3:31 PM
362	Peaceful Valley	11/4/2019 3:21 PM
363	Maxwell Addition	11/4/2019 3:19 PM
364	Longmont Dam Road/Lyons unincorporated.	11/4/2019 3:18 PM
365	Paragon Estates	11/4/2019 3:15 PM
366	Allenspark	11/4/2019 3:04 PM
367	Magnolia	11/4/2019 2:30 PM
368	Martin Acres	11/4/2019 2:27 PM
369	Newlands	11/4/2019 1:57 PM
370	Nederland	11/4/2019 8:51 AM
371	Twin Lakes	11/4/2019 6:31 AM
372	Niwot	11/4/2019 6:00 AM
373	Gunbarrel	11/4/2019 5:34 AM
374	Olde Stage Road	11/4/2019 4:45 AM
375	Valhalla	11/4/2019 4:06 AM
376	Sunnyside	11/4/2019 3:53 AM
377	Haystack area	11/4/2019 3:51 AM
378	University Hill	11/4/2019 3:03 AM
379	CU	11/4/2019 2:43 AM
380	flagstaff mountain area	11/4/2019 1:58 AM
381	Superior	11/4/2019 12:52 AM
382	Eldorado Springs	11/4/2019 12:27 AM
383	Orange Orchard	11/3/2019 10:39 PM
384	Arapahoe Ridge	11/3/2019 10:09 PM
385	Johnson Farm	11/3/2019 8:19 PM
386	Gunbarrel	11/3/2019 8:08 PM
387	Crisman	11/3/2019 7:01 PM
388	Overland	11/3/2019 6:14 PM
389	Niwot	11/3/2019 6:03 PM
390	Niwot	11/3/2019 6:01 PM
391	Allenspark	11/3/2019 5:45 PM
392	orange oechar	11/3/2019 5:45 PM
393	Pine Brook Hills	11/3/2019 5:39 PM
394	Orange Orchard	11/3/2019 5:25 PM
395	No	11/3/2019 5:19 PM
396	Lake Valley	11/3/2019 5:06 PM
397	4 Mile Canyon	11/3/2019 5:03 PM
398	Whittier	11/3/2019 4:59 PM
399	Boulder city	11/3/2019 4:31 PM
400	Niwot	11/3/2019 4:20 PM
401	Orange Orchard	11/3/2019 3:33 PM
402	Niwot	11/3/2019 3:12 PM
403	Orange Orchard	11/3/2019 2:57 PM

404	Orange Orchard	11/3/2019 2:35 PM
405	Crestview Estates	11/3/2019 11:53 AM
406	Orange Orchard	11/3/2019 2:56 AM
407	Raymond- is where my Boulder County home is located- It is part time use. My primary residence is outside boulder county	11/3/2019 12:50 AM
408	Village at Uptown	11/3/2019 12:30 AM
409	Fourmile canyon drive.	11/3/2019 12:11 AM
410	Githens Acres, Boulder (unincorporated Boulder County)	11/2/2019 11:45 PM
411	Orange Orchard	11/2/2019 11:44 PM
412	Alaska Rd	11/2/2019 11:21 PM
413	Orange Orchard	11/2/2019 10:58 PM
414	Orange Orchard	11/2/2019 10:54 PM
415	Orange Orchard	11/2/2019 9:25 PM
416	Orange orchard	11/2/2019 8:42 PM
417	Gold Hill	11/2/2019 7:48 PM
418	Orange Orchard	11/2/2019 6:36 PM
419	Boulder (Orange Orchard subdivision)	11/2/2019 5:47 PM
420	Orange Orchard	11/2/2019 5:27 PM
421	Orange Orchard	11/2/2019 5:25 PM
422	Orange Orchard	11/2/2019 5:18 PM
423	Crestview Estates	11/2/2019 4:47 PM
424	Orange Orchard	11/2/2019 4:43 PM
425	idyuhcrt	11/2/2019 3:04 PM
426	Sugarloaf	11/2/2019 1:49 PM
427	Crestview Estates	11/2/2019 5:43 AM
428	Fairview Acres	11/2/2019 5:13 AM
429	Hillcrest Heights	11/2/2019 4:56 AM
430	Crestview	11/2/2019 3:27 AM
431	Rock Creek. Moved from city of Boulder one year ago to escape the density and loss of quality of life parking issues caused.	11/2/2019 2:30 AM
432	Niwot	11/2/2019 12:20 AM
433	Niwot	11/2/2019 12:12 AM
434	Sugarloaf	11/2/2019 12:05 AM
435	Niwot	11/1/2019 11:39 PM
436	Longmont	11/1/2019 11:28 PM
437	Four Mile Canyon	11/1/2019 11:13 PM
438	Crestview Estates	11/1/2019 11:02 PM
439	Louisville	11/1/2019 10:49 PM
440	Marshall	11/1/2019 10:46 PM
441	Salina	11/1/2019 10:44 PM
442	Somerset Estates	11/1/2019 10:44 PM
443	Louisville	11/1/2019 10:31 PM
444	Gunbarrel Estates	11/1/2019 9:24 PM
445	Tall Timbers	11/1/2019 8:48 PM
446	Granja Estates - East Phillips Road	11/1/2019 8:38 PM
447	Sugar Loaf	11/1/2019 7:35 PM
448	Niwot	11/1/2019 7:07 PM
449	Tall Timbers	11/1/2019 6:54 PM
450	Anthem	11/1/2019 6:36 PM

451	Sierra Antigua	11/1/2019 6:35 PM
452	Niwot	11/1/2019 3:36 PM
453	Sugarloaf	11/1/2019 2:58 PM
454	Gold Hill 'subdivision'	11/1/2019 2:10 AM
455	longmont	11/1/2019 1:42 AM
456	Eldorado Springs	11/1/2019 12:31 AM
457	Sugarloaf	10/31/2019 10:29 PM
458	Niwot	10/31/2019 9:38 PM
459	coal creek canyon	10/31/2019 8:08 PM
460	Cherryvale	10/31/2019 5:39 PM
461	Lake Valley	10/31/2019 5:31 PM
462	Niwot	10/31/2019 5:27 PM
463	eldoradosprings	10/31/2019 5:09 PM
464	McCall Lake	10/31/2019 4:35 PM
465	Magnolia Road area	10/31/2019 4:14 PM
466	Lark Meadows	10/31/2019 3:53 PM
467	Riverside	10/31/2019 3:51 PM
468	Niwot	10/31/2019 3:41 PM
469	Lake Valley Estates	10/31/2019 3:08 PM
470	Niwot	10/31/2019 3:07 PM
471	Eldorado Springs	10/31/2019 2:59 PM
472	Eldorado Springs	10/31/2019 2:54 PM
473	St. Anton's neighborhood on Ridge Rd., outside of Nederland	10/31/2019 2:45 PM
474	Gold Hill	10/31/2019 2:39 PM
475	Eldorado Springs	10/31/2019 2:12 PM
476	Niwot	10/31/2019 1:38 PM
477	Boulder Country Club	10/31/2019 1:05 PM
478	Niwot	10/31/2019 12:52 PM
479	Sunshine canyon	10/31/2019 11:24 AM
480	Eldorado Springs	10/31/2019 4:02 AM
481	Allenspark	10/31/2019 4:02 AM
482	Willow Brook	10/31/2019 3:44 AM
483	Pine Brook Hills	10/31/2019 3:44 AM
484	Eldorado Springs	10/31/2019 3:41 AM
485	Gold Hill	10/31/2019 3:11 AM
486	Nederland	10/31/2019 3:00 AM
487	Eldorado Springs	10/31/2019 2:54 AM
488	Magnolia	10/31/2019 2:44 AM
489	Caribou Springs	10/31/2019 2:17 AM
490	Boulder Heights	10/31/2019 2:05 AM
491	Niwot	10/31/2019 1:09 AM
492	Magnolia Road	10/31/2019 12:44 AM
493	Marshall	10/30/2019 11:57 PM
494	Lake Valley Estates	10/30/2019 11:39 PM
495	Nederland	10/30/2019 11:18 PM
496	Lake Valley/North Rim	10/30/2019 11:07 PM
497	Gold Hill	10/30/2019 11:02 PM
498	Rock Creek, Superior, CO	10/30/2019 10:48 PM
499	Gilpin county	10/30/2019 10:39 PM

500	Marshall	10/30/2019 9:43 PM
501	Raymond	10/30/2019 9:11 PM
502	Coal Creek Canyon	10/30/2019 9:10 PM
503	Niwot	10/30/2019 8:57 PM
504	Magnolia	10/30/2019 8:51 PM
505	Eldorado	10/30/2019 8:32 PM
506	West of Hygiene/McCall Lake	10/30/2019 8:29 PM
507	Cross ridge	10/30/2019 8:27 PM
508	Lyons	10/30/2019 8:18 PM
509	GOLD HILL	10/30/2019 8:17 PM
510	Longmont	10/30/2019 8:11 PM
511	Allenspark	10/30/2019 8:04 PM
512	Nederland	10/30/2019 8:02 PM
513	Gold Hill	10/30/2019 7:54 PM
514	We have 135 acres in Jefferson County...just feet away from the Boulder County line...we are building a home which will be our full time residence and could potentially be affected by short term rentals in Boulder County. We already have an issue with trespassing...short term rentals have the potential to make it worse !	10/30/2019 7:48 PM
515	Palo Park	10/30/2019 7:44 PM
516	Boulder Heights	10/30/2019 7:43 PM
517	Longmont /Niwot	10/30/2019 7:41 PM
518	Whittier	10/30/2019 7:40 PM
519	Gunbarrel	10/30/2019 7:35 PM
520	Lake Valley	10/30/2019 7:33 PM
521	Pinecliffe/Nederland Library District	10/30/2019 7:32 PM
522	Coal Creek Canyon: Kuhlman Heights	10/30/2019 7:28 PM
523	Town of Erie	10/30/2019 7:20 PM
524	Majestic Retreat	10/30/2019 7:18 PM
525	Coal Creek Canyon	10/30/2019 7:17 PM
526	Eastern Boulder County	10/30/2019 7:13 PM
527	paragon estates	10/30/2019 7:10 PM
528	L'Heureux Country Estates N.U.P.U.D.	10/30/2019 7:09 PM
529	Red Fox Hills	10/30/2019 7:03 PM
530	Superior	10/30/2019 7:03 PM
531	North Boulder	10/30/2019 7:03 PM
532	Brownsville	10/30/2019 7:03 PM
533	North Beaver Road	10/30/2019 7:00 PM
534	Niwot	10/30/2019 6:59 PM
535	Superior	10/30/2019 6:57 PM
536	Town of Superior	10/30/2019 6:55 PM
537	Poorman or Seven Hills	10/30/2019 6:49 PM
538	Arapahoe Ridge	10/30/2019 6:38 PM
539	Niwot	10/30/2019 6:37 PM
540	Jamestown	10/30/2019 6:37 PM
541	Table Mountain	10/30/2019 6:35 PM
542	Boulder Heights	10/30/2019 6:34 PM
543	Four Mile Canyon	10/30/2019 6:32 PM
544	Nederland - we are five miles from Ned.	10/30/2019 6:31 PM
545	cottonwood park west	10/30/2019 6:30 PM
546	Palo Park	10/30/2019 6:28 PM

547	Gunbarrel estates	10/30/2019 6:26 PM
548	Niwot	10/30/2019 6:21 PM
549	Not unincorporated	10/30/2019 6:18 PM
550	Nederland	10/30/2019 6:14 PM
551	Eldorado Springs	10/30/2019 5:53 PM
552	Eldorado Springs	10/30/2019 3:47 PM
553	Summerlin	10/30/2019 3:02 PM
554	Allenspark	10/30/2019 1:49 PM
555	Lake Valley	10/30/2019 9:44 AM
556	Allenspark	10/30/2019 5:32 AM
557	Eldorado Springs	10/30/2019 2:11 AM
558	Eldorado Springs	10/30/2019 2:09 AM
559	Lake Valley	10/30/2019 1:39 AM
560	Eldorado Springs	10/29/2019 11:13 PM
561	Allenspark	10/29/2019 10:49 PM
562	pine brook hills where covenants prohibit short term rentals	10/29/2019 9:15 PM
563	Allenspark	10/29/2019 8:47 PM
564	Brigadoon Glenn	10/29/2019 8:12 PM
565	Eldorado Springs	10/29/2019 8:10 PM
566	Eldorado Springs	10/29/2019 8:08 PM
567	Eldorado Springs	10/29/2019 8:08 PM
568	Eldorado Springs, CO 80025	10/29/2019 8:07 PM
569	Eldorado Springs	10/29/2019 7:58 PM
570	Eldorado Springs	10/29/2019 7:47 PM
571	Estes Park	10/29/2019 7:46 PM
572	Eldorado Springs	10/29/2019 7:28 PM
573	Lake Valley Estates	10/29/2019 7:20 PM
574	Lake Valley Estates	10/29/2019 5:43 PM
575	Gunbarrel Green	10/29/2019 5:36 PM
576	Lake Valley	10/29/2019 5:13 PM
577	lake valley	10/29/2019 4:38 PM
578	Allenspark	10/29/2019 3:57 PM
579	Lake Valley	10/29/2019 3:51 PM
580	Lake Valley	10/29/2019 3:41 PM
581	Lake Valley	10/29/2019 3:41 PM
582	City of Boulder	10/29/2019 3:35 PM
583	Lake Valley/North Rim	10/29/2019 3:17 PM
584	Meeker Park	10/29/2019 3:10 PM
585	Post Hill, Allenspark	10/29/2019 3:01 PM
586	Meeker Park	10/29/2019 2:40 PM
587	Orange Orchard	10/29/2019 2:40 PM
588	St. Anton Highlands	10/29/2019 2:39 PM
589	Gold Hill	10/29/2019 2:31 PM
590	Gunbarrel	10/29/2019 2:21 PM
591	Olde Stage Settlement	10/29/2019 1:39 PM
592	Niwot	10/29/2019 12:15 PM
593	Summerlin	10/29/2019 9:39 AM
594	Sunshine	10/29/2019 2:32 AM
595	Nederland	10/29/2019 2:04 AM

596	Pine brook	10/29/2019 1:00 AM
597	Phillips Rd	10/29/2019 12:45 AM
598	Cardinal Townsite	10/29/2019 12:23 AM
599	Cottonwood Park West, Niwot	10/29/2019 12:20 AM
600	Orange Orchard	10/28/2019 11:47 PM
601	Gunbarrel	10/28/2019 11:44 PM
602	Orange Orchard	10/28/2019 11:30 PM
603	Allenspark	10/28/2019 11:30 PM
604	Niwot	10/28/2019 11:27 PM
605	Lake of the Pines	10/28/2019 11:25 PM
606	Lower Lefthand Creek	10/28/2019 11:24 PM
607	Crestview	10/28/2019 11:16 PM
608	Palo Park	10/28/2019 11:15 PM

Q18 Do you have additional comments on the previous questions or specific ideas for Boulder County to consider as we update the Land Use Code regulations related to short-term rentals?

Answered: 641 Skipped: 926

#	RESPONSES	DATE
1	<p>It is important now more than ever, I believe, to keep the ecosystems discrete so that we can know and experience and still appreciate the differences. Cities have everything to offer... even STRs in abundance. It's all right outside the door or a reasonable drive away. What they do not have in abundance is the unspeakable beauty and wonder of the natural world that some of us are trying desperately to preserve. In the 30 years I've been here I have watched the steady march of degradation around us. When we looked at our house I could see from the 2nd floor bedroom window what was certainly a migration path thru the property. After we made it our home I waited and watched. In December a huge herd of elk, in single file, traveling from west to east- probably to the back of Twin Sisters. In January back they came single file to make their way to the calving grounds across from the high school. They often bedded down on our property at night- we have no fences or dogs. I'd sit in the sunroom at night to watch them. If I tapped gently on the window a great head with huge, deep liquid eyes would look at me. We communed. I could watch all night long the dreams, both waking and sleeping, of these great silent animals-my friend and neighbors-until their courageous and responsible leader gathered them to continue. I watched the 2 women up the road fence their entire property so that their 5 dogs could frolic and play while they were at work. They never learned that all their dogs followed their cars to the gate and remained there until the alpha humans returned. The dogs did NOT frolic and play, but the fence pushed the elk migration into the road. I watched the corral being built. It was used a few times before the weeds grew up in disturbed ground, as they do, where they still thrive. But the fence is NOT gone and the corral is NOT gone- only the people who eroded the barriers. I watched + lived through a courtmate moving tons of hewn stone into place for a terraced garden only to learn that 1) the terrace directed the water for that garden to her living room; 2) we are not allowed to use our water for gardens in this neighborhood; 3) that recently, with a permit, we are allowed to save the run-off from our roofs because every drop of water that falls here is promised by law to millions of people all the way to the coasts. They have moved. I watched the dissolution of the most pristine property on our road, a property maintained w/ love and respect, also on our court. Suburbanites moved in and immediately fenced all 6 acres with a fence a fat squirrel can't fit through. They cleared the beautiful mistletoe-free trees and brought in horses, 2 more dogs. When they awoke from their "life long dream" five years later they sold the horses, sold the dogs, left the cat behind to fend for itself, and moved. Results: the fence ended the annual elk migration having forced the elk to run the length of Aspen Meadows w/ with accumulation of fences; they left behind a now designated "horse property." What that means to me is when it is hot, damp, or the wind blows from the east my bedroom, dining room, and kitchen smell like manure and urine. I have watched a pack of "dogs at large" run a winter starved elk run to the ground. As the animal lay wild eyed and panting, not knowing what to do next the dogs left. I watched from my deck an indescribable ritual by 50+ turkeys until the neighbor's dog charged in and ravaged one of the turkeys. he birds have never returned, only the dogs. (No one believes that the codes apply to them and their dogs and activities.) I know when our neighbors entertain city people. They are not awed by the great trembling silence of the mountains. Rather, the children love shattering that silence. Music blares. If the "pine surf" picks up, the music volume increases. Fall brings swarms of small planes to look at the leaves on the weekends. Summer brings motorcycle clubs to run through the neighborhoods. Year round we hear gun shots. (We work Mon-Fri, but have no peace on the weekends because city people play and party here.) The property to our west is a well documented perpetual circus. Their AirBnB and STR stints demonstrated the disruption that continual parades of uninvested people who do not stay long enough to care about this ecosystem can and does produce. We really need to save what is left of our gorgeous and irreplaceable place of home in spite of the seemingly unstoppable goal of hyper capitalism - MORE. I need to be here for health and spiritual and values reasons. I shall stay and do my damndest to hold the line in the face of the unstoppable MORE even as I grieve the losses. Don't do this- please. STRs are not only inappropriate here, they are part of the death knell of climate catastrophe + the Anthropocene 6th extinction. Have the courage to say "No."</p>	12/4/2019 6:54 PM
2	<p>For the safety + stability of our communities- property owners who need/want rental income should have full-time tenants-not constantly changing overnight visitors. Isn't that what hotels + motels + hostels are for? Please publish survey results in the Mountain-Ear (where we learned of the survey). Thank you</p>	12/4/2019 5:31 PM
3	<p>Our land use codes are needlessly restrictive, leading to very high property/housing costs! Make ADUs more available, increase housing density, and allow people to live with dignity! Rather than making it impossible to do something, allow it to happen, expect good behavior, and put in place remedies and/or penalties to address the few bad actors.</p>	12/1/2019 12:09 AM
4	<p>The industry is largely self regulating and brings income and tax revenue into the county and boosts other local businesses and attractions. The least regulation is the best regulation.</p>	11/29/2019 7:56 PM

5	If allowed in mountain areas, water protocol, fire protocol and allowable areas for walking hiking must be taught to residents; in addition, owner must be contactable at any time by neighbors.	11/28/2019 7:45 PM
6	I feel as though short-term rentals have gotten out of control and have helped to drive up real estate values to the point where local workers can no longer afford to live here. Thank you for gathering this input.	11/28/2019 4:57 AM
7	I think there is a responsible way to handle short term rentals and as home owners we all want to be neighborhood friendly and respectful to all of the community.	11/27/2019 2:39 AM
8	Short term renters take care of the property they are renting. If you restrict owners from making some of their income from short terms renters, they will move to long term renters. Long term renters will wear down a property....they will not take care of it...in a lot of cases....broken down cars in the yard, trash, over flow of storage, etc.	11/26/2019 3:06 PM
9	We are retired now and own our home (1970). We were very stressed as to how to maintain our home and stay in the community we have lived and participated in since 1970. Possibly retired community members could have a special category.	11/26/2019 1:04 AM
10	Short term rentals have been a joy to both use and own. I love meeting travelers, showing them the best of Boulder, encouraging safety and responsibility and know having this experience has been the highlight of many travelers I've hosted. There is a personal touch to hosting people vs sending them to a hotel! FYI	11/25/2019 7:20 PM
11	Please give the Economic Policy Institute's review of STR a review. It notes the benefits are primarily for the homeowner conducting an STR. The impacts are felt by the neighbors, by the people in the greater area esp for un-managed businesses. The impacts are considerable, from adverse impact to infrastructure, to people unprepared for the mountain living having accidents, being unable to park at the house and parking on the street affecting plowing operations, noise, fire risks, and the affect upon the community fabric. As a business, people are taking a gamble that Americans and other travelers will continue to go on vacation forever. It seems these folks whom are investing in the claim that "it's just helping them pay the bills" are not considering the broad impact of economic downturn. They seem unconcerned about the effect to communities or the workforce living within it, esp renters, yet expect sympathy that they cannot afford to live in the community without providing STR. It seems greedy and selfish and unconcerned with impacts when they are presented. Given the purpose of zoning, it seems a commercial business in a residence or residential area should be treated as such and taxed accordingly. It is only the intervening years of "grey areas" that people have exploited their communities and then demanded to be allowed even if the use is prohibited or threaten litigation. It is hard to see this as a community benefit even if there are increases in sales tax.	11/25/2019 6:15 PM
12	While it is nice to help folks gain extra income to alleviate financial pressures through renting out rooms, that can be attained by renting out a long term rental (maybe not as lucrative as running house hotels though). Sacrificing what we've known as neighborhoods, and pitting neighbor against neighbor by the County allowing internet strangers daily into the place we call home is unacceptable. The Land Use Code should only allow minimum days for house hotels, especially until it can prove its ability to oversee and assure immediate response to neighbor complaints with REAL solutions, and assure safety and security of our neighborhoods. The line needs to be drawn so we do not witness the unacceptable deterioration in the character of this joyous place we live, by injecting businesses where they do not belong. If homeowners want to become hotelkeepers, perhaps they can find a place to do that which is not in direct conflict with the neighborhood and the reasons most of us originally moved here. We understand individual circumstances change, but that is no reason to alter everyone else's quiet enjoyment of their property. Again, I object strongly object to broadening the use airbnb	11/25/2019 1:34 AM
13	I think the owners need to live on the property where the short-term rental is to ensure that no neighbors are disturbed by negligent renters.	11/24/2019 10:20 PM
14	Concerned about illegal and misuse of camping and residing in the national forest - specifically campfire abandonment and garbage/feces leaving at campsites and in woods.	11/24/2019 5:03 PM
15	We bought a house in the mountains to have some peace and quiet for us and our kids.I don't want to have to deal with people coming close to us to party and make noise.	11/24/2019 5:02 PM
16	No	11/24/2019 4:41 PM
17	Everything Boulder County does is hostile towards poor and middle class people, you have made it to the point where only the elite can afford living here. AirBnb is not to blame, you are to blame.	11/24/2019 4:19 PM
18	I have seen the effects of short term rentals when the home next to me was leased to a renter long-term. That renter than moved out and began short-term leasing rooms. It was a bad experience. Random people were coming and going from the house, the security of the neighborhood was effected. Loud noise at indecent hours from the house disturbed the neighborhood. I know I am not the only resident in this community who has experienced this negative situation generated from short-term rentals. It lowers the quality of life in the neighborhood and can certainly negatively effect home values as well as environmental impacts.	11/24/2019 4:05 PM
19	No	11/24/2019 3:45 PM
20	We understand the issue is primarily with full house rentals. We rent out two rooms in our house which are critical sources of income for us and other low income families to remain here in the increasingly expensive Boulder County. Please be sure to consider this use of short term rentals in your review process.	11/24/2019 8:39 AM

21	Properties renter short-term should not be able to then be partially rented out by the tenants. All rentals should be handled by the owner.	11/24/2019 1:28 AM
22	Short term rentals ruin small communities, increase potential crime rates, and limit housing for community members. They should not be allowed in unincorporated Boulder County.	11/24/2019 12:09 AM
23	No	11/23/2019 11:47 PM
24	We are living in extremely difficult economic times. Affordable housing is in extremely short supply. Short term rentals are a help for most of the 99% who must find ways to live (despite the rising costs and lack of government help in dealing with sustainable living standards).	11/23/2019 11:20 PM
25	AirBnB is good for the economy - our clients come here and spend a lot of money in the local area. We are fortunate to have this income which enables us to remain homeowners here as well.	11/23/2019 9:50 PM
26	Investors have impacted the availability of affordable housing. STR guests generally are not concerned with the impact their behavior has on neighbors. Better regulations and owner residency requirements could help mitigate some of the negative impact.	11/23/2019 9:41 PM
27	I love the idea of short term rentals because I feel it adds to the local economy, it connects people of different cultures, and is often less expensive than a hotel, allowing travelers to come from all income ranges.	11/23/2019 8:31 PM
28	As the economy shifts, jobs are lost overseas and jobs pay low amounts, we need to be able to have people leveraging their assets for income.	11/23/2019 8:05 PM
29	No	11/23/2019 7:34 PM
30	We are homeowners. Constantly, there are cars coming and going at all hours across the street. They are short term rentals. The property goes for like \$500 a night, so there are always more than three or four vehicles at all times. Makes for a lot of noise, safety issues, and that's not why I moved to the mountains.	11/23/2019 7:27 PM
31	People need additional income To be able to afford to live in Boulder. I am a nurse and without the supplemental income that my short term rental through Airbnb provides in my home I would not be able to live here and serve the community in the capacity that my field requires	11/23/2019 6:55 PM
32	I am not concerned at all with people renting their property. It's a big business here in the summer and a lot of my neighbors rely on the income.	11/23/2019 5:48 PM
33	Leave us alone	11/23/2019 5:44 PM
34	We want to speak directly with planner staff, Sean Gambrel, and attend public meetings for all involved. In general, we believe that it is appropriate and reasonable regulations in the areas of fire and safety. In the area of market management, we believe as the tourist and wedding industries grow, this particular business opportunity is essential. If regulations become excessive then the rates needed to support these regulations, will make it beyond reach for the average individual/family. We personally have had people and families for all parts of the world, all backgrounds, all cultures, and faiths. For us this is a great enrichment to our lives. We would ask for these kinds of things to be highly considered.	11/23/2019 5:39 PM
35	Obviously if there are situations where short term rentals are being poorly managed and causing disturbances to neighbors, these need to be reigned in, but generally I favor fewer regulations....it is very expensive to live here, and being able to create some income thru rentals has allowed me to afford m,y home as a single mother. Also, younger folks who are just starting out (and are more likely to be drawn to home sharing) may be able to afford to buy a place if they can account for some income from rentals. As a mother though, I am concerned about wealthy investors turning all the potentially affordable housing into short term rentals, so perhaps occupancy laws makwe sense or at least a limit on how many rentals one can have. (Although I am sure people would find a way around that)	11/23/2019 5:30 PM
36	Short-term rentals are a great benefit to senior citizens on a limited fixed income who own their own homes. Property owners should have the freedom to rent out their homes short or long-term as they see fit without government regulation.	11/23/2019 5:28 PM
37	Please consider the rights of property owners and resist the powerful urge to make policy based on the behavior of the worst elements in our society. We paid a lot for our property, we pay our property taxes in full and on time, and whenever we aren't in Boulder we use our property to benefit our neighbors by making our place available them to for use as a nearby, convenient and economically-priced extra bedroom for their family and friends to visit during holidays, and for events like births, deaths, weddings, etc. Please don't prevent us from being able to benefit our community this way. Please just crack down on offensive guests and don't let the worst elements in our society set the policies for all of us.	11/23/2019 5:21 PM
38	There are several short term rentals in our neighborhood, along with mine. To my knowledge, the neighborhood has only had one, larger house that has created issues because of too many cars and lack of onsite resident. We are generally, very considerate of our neighbors in this neighborhood.	11/23/2019 5:05 PM
39	Please craft these regulations, if necessary, according to what most people want, not for the militant few.	11/23/2019 5:00 PM
40	Rentals allow our family of 5 to travel at a more affordable price.	11/23/2019 4:59 PM
41	NA	11/23/2019 4:36 PM

42	Have had continued long term rental history for more than 18 years and we have found that 'long term renters' have a much greater opportunity to destroy the property without our knowledge. Through our experience and that of many other property owners who by design or necessity have had to rent their properties who would have become financially crushed (due to divorce or death) if they had not been able to utilize the Short Term Rental opportunity such as AirBNB companies offer. And their risk for renting their property would have increased. Many or all would have been forced to become a statistic of the Welfare Community if it had not been for renting all or part of their property. And again, the longer a 'renter' or 'guest' stays the more time they have to mess and destroy everything without your knowledge. Except by cursory observances of the exterior of the property. On SHORT TERM RENTALS this cannot happen because the house-cleaning operations are performed several times/month. Any complaints or damage can be addressed on a regular basis. EX: Guests are not there long enough to damage or devastate the property and/or residents who live nearby. With regulations such as no pets, no parties, no smoking, no loud noise after 10pm etc etc etc. Which makes this a self-regulating operation. And with regard to the guests who not only are GRADED and EVALUATED on their conduct EACH and every TIME, they would be cut-off by the company such as AirBNB does. And never be able to rent again through that company again. Additionally, we believe charging appropriate Lodging Taxes should ensue and we would be more than happy to pay to increase tax basis for community and any additional services. Appropriate Lodging Taxes have been and are the accepted standard for guests to pay even in the Hotel/Motel business. That should become standard with Short Term Rentals (and possibly Long Term Rentals) as well. More tax money for the County and/or City.	11/23/2019 4:33 PM
43	Why is Boulder County trying to micromanage short term rentals? Next they will be trying to do the same with all properties in the County.	11/23/2019 3:38 PM
44	There's no need to make it harder for people who are trying to make extra income who own homes. Living in Boulder County is very expensive and being able to have short rentals helps people stay in their homes and be contributing members to our community..People should not be penalized who live in boulder county with more restrictions.	11/23/2019 3:35 PM
45	Boulder residents are often driven out by how expensive it has become to live here. Allowing short-term rentals also helps citizens survive here. Regulations must be lenient enough to help owners, but stringent enough to consider safety, the neighbors, the care of property, etc.	11/23/2019 3:04 PM
46	In unincorporated areas, Condominiums should not allowed as short term rental. Single family homes are ideal because they are well spaced apart from each other, therefore, it will be no traffic and noise generated.	11/23/2019 2:35 PM
47	This is unincorporated county - not a city. Stop with all the regulations. Let people do short-term rentals as they wish.	11/23/2019 1:55 PM
48	n/a	11/23/2019 1:41 PM
49	I think short term rentals are great for the community	11/23/2019 12:44 PM
50	.	11/23/2019 12:22 PM
51	limits on the number of vehicles appropriate for the dwelling.	11/23/2019 11:58 AM
52	Primary resident owners of properties in Unincorporated Boulder County should have the right to rent their properties to supplement income notwithstanding any infringement on others. The regulations should be to prevent disruptions for neighbors but should not infringe on the rights of home owners to leverage their own resources.	11/23/2019 11:15 AM
53	Allowing short term rentals makes home ownership in Boulder more feasible for many!	11/23/2019 8:09 AM
54	It is important to protect licenses so only a person can hold a license. Otherwise companies it because a feeding frenzy	11/23/2019 8:03 AM
55	Our short term rental is a huge source of supplemental income for us and if limited, would change our entire financial structure. It would force my wife and myself out of our 2-child home and back to working for someone else. We moved here to create a better environment to raise our kids and short term rental limits would change that completely.	11/23/2019 7:00 AM
56	Our family has rented cabins for short term vacationing guests since 1947. Please do not take away our right to conduct this business!	11/23/2019 6:17 AM
57	I am in favor of owner occupied short term rentals, and I am against short term rentals by investment groups. We need to keep as many long term rental spaces as possible, while allowing home owners to make income from their homes.	11/23/2019 5:57 AM
58	No	11/23/2019 5:55 AM
59	We love the Allenspark area, our cabin and the ability to rent our cabin (respectfully and appropriately) until we can retire there in about 10 years! thanks and please give us a call if you have any additional questions. 402 440 2826	11/23/2019 5:13 AM
60	Be as fair as possible while preserving the character of the county.	11/23/2019 4:30 AM
61	You need to open up building code for ADUs for long-term rentals. You need to resist the airbnb of our county by outside investors without burdening residents of BoCo. Yes the rules should be different for investment groups	11/23/2019 4:17 AM

62	In the context of making Boulder more family friendly and allowing access to more affordable housing, short term rental units are critical. As a mom with two kids, I can attest to how difficult it is to raise a family in Boulder. It is a financial headache to justify even living here. The short term rental income is the only reason we can afford to stay here. I'm sure folks in the unincorporated areas would feel the same. Why treat them differently than us?	11/23/2019 4:13 AM
63	Don't forget what makes Boulder special, it's not just the big corporations, it Boulder local! That's what makes our city stand out. We added enough hotels. Let's keep advancing our community by allowing our residents to financially gain while giving our tourists a true taste of Boulder local living.	11/23/2019 3:40 AM
64	None	11/23/2019 3:31 AM
65	Short term rentals are a great way for visitors to have a more authentic visit to both Boulder city and County. My strong preference is to keep the regulations to a minimum (as required for safety, etc)	11/23/2019 3:14 AM
66	There must be a requirement to keep renters informed of fire restrictions and fines for violations if the rental unit is in an area affected by these, and of the roads to use in the case of an evacuation. There should also be a requirement to clearly inform the renters of the possible dangers of interactions with wildlife in the area around the rental unit, especially with regards to pets and small children. A requirement for the rental owner to provide a map of the area surrounding the rental unit which clearly delineates the parcels of land that are private property and those that are public lands needs to be considered.	11/23/2019 2:54 AM
67	I believe most residents in Boulder county, including myself, would agree that short term rentals are a major supplementary income for many, whether they own a home or manage a property for others.	11/23/2019 2:34 AM
68	Enforce the laws on the books. Boulder has almost 2000 listings on all sites. How many permits have been issued? Throw the book at the violators just like the city of Denver	11/23/2019 2:24 AM
69	Respect property owner rights please	11/23/2019 2:22 AM
70	You guys overthink everything as if the majority of people are going to do this. That is not happening. The people who do short term rentals are doing it as a business opportunity. That business opportunity may be for income, or to allow them to stay in their home -- and it doesn't matter. It is still true that the majority of people won't be doing this. Owner-occupancy is a nice idea, but there are a lot of folks in Boulder who are trying to afford high rents by doing a short term rental in one of their rooms. Your overthinking and trying to control everything makes it harder for people to live affordably in Boulder.	11/23/2019 2:21 AM
71	There need to be public meetings on this issue.	11/23/2019 2:04 AM
72	There should be a maximum of two cars allowed for each short-term rental.	11/23/2019 2:02 AM
73	Short term rentals help allow us to live in Boulder county where we would otherwise be pushed out due to cost.	11/23/2019 2:00 AM
74	Freedom as an owner to use my land and property. Thank you	11/23/2019 1:36 AM
75	Only allow owner-occupied ST rentals. That would take the strain off of the housing shortage & prevent greedy multi-ST property owners from making hundreds of thousands of \$\$\$/year when their are people who cannot afford to live & work in BoCo.	11/23/2019 1:33 AM
76	I really do count on air b n b'ing the bottom part of my house right now to supplement my income in an increasingly more expensive area to live in. I love living here. So the ability to do this is helping me out. I'm not making money on air b n b. I'm able to pay the mortgage. Boulder was a gateway to the mountains community. Not another place that googlers and other tech companies took over to make like just another cookie cutter bay area silicone valley subdivision waste land. The Boulder city folks have already opened the flood gates to developers and investors looking to fill every open space within the city. It's now a small town with big town traffic. Yes, there are plenty of people who just have "properties" here that don't live here that they air b n b to make even more cash. Greed and narcissism. Thanks for the survey.	11/23/2019 1:28 AM
77	Stop government overreach!	11/23/2019 1:18 AM
78	I work in the Boulder Valley school system and am fortunate enough to own a home in Boulder County. I am close to retirement, and one of my important sources of income is my short term Airbnb rental. If I cannot rent out part of my home, I will have to sell my home in retirement due to high taxes, over-valuation of my home and so on. If Boulder wants to get rid of the last of their "average workers", then they should regulate short term Airbnb rental owners like me out of existence. I do a great job with my rental, respect my neighbors, and have a minimum 3 night stay. Please do not push me out of the place I have called home since 1990.	11/23/2019 1:15 AM
79	Least possible regulatory impact, with penalties for abuse or adverse community effects.	11/23/2019 12:57 AM
80	Let people use their homes for short term rentals if they wish. The programs are developed to be safe for the renter and the rentee. Do some of us, it has saved us from losing our home during times without work, or not enough work. If it were not for these programs, I'd be homeless.	11/23/2019 12:57 AM
81	I believe there should be no restrictions on short term rentals, except the payment of taxes and noise control. Some residents are fighting to stay in this wealthy community. Others are retirees who live on social security.	11/23/2019 12:48 AM
82	I don't	11/23/2019 12:42 AM

83	Thanks for addressing this in a positive manner.	11/23/2019 12:41 AM
84	Short term rentals are already policed by homeowners and neighborhoods, as it is in everyone's interest for them to succeed and be an asset to the community. The county should leave it largely alone, to the extent reasonable and safe, and let the share culture flourish, as it inevitably will anyhow.	11/23/2019 12:26 AM
85	I would like to see a requirement of short term rental owners to insure guests are sufficiently enlightened about fire dangers in our mt. community. Also there should be no confusion about where the short term rental is located; no guests should be inquiring at neighbor's homes about where they are staying! If pets are allowed for short term guests they should always be on leash as well as being made aware of large predators that frequent the area.	11/23/2019 12:26 AM
86	I think it's good for the community. Too much regulation tends to only benefit the rich and limits people from utilizing their homes as rentals for situations such as long term travel, temporary relocation etc. many times long term rental rates won't cover the mortgage and aren't profitable as a short term rental would be.	11/23/2019 12:25 AM
87	It's my house, it's my mortgage, don't tell me what to do with my own home	11/23/2019 12:19 AM
88	Short term rentals provide an affordable and comfortable alternative to expensive hotels and a great for families visiting Boulder as well as CU. When you have a kitchen to use, you can accommodate dietary restrictions in a much more economic and safer way and short term rentals are the only way to do this. Take a page out of Vail's STR handbook!!!	11/23/2019 12:12 AM
89	Short-term rentals are not something that improve the quality of life for other neighborhood residents. At best, they have very limited negative impacts, but have the potential to seriously degrade neighborhoods. For this reason, I don't believe that individual rights to rent one's property should supersede the needs of the neighborhood as a whole.	11/23/2019 12:10 AM
90	As I have stated throughout this survey, this is a complete travesty that home owners have to now put up with this in their community and under false pretenses that the County can actually enforce any regulations that will or are in place to address this. I have come home after work to find strangers using my driveway to turn around or inquire about the location of the Airbnb across the street from me because they missed that driveway and mine is the next one that they come to. Their vehicles getting stuck on Logan Mill and blocking access for me any my neighbors above to get home or finding dogs off leash run in front of my car or onto my property that the Airbnb folks are responsible for. This is such a serious public safety issue. I am now going to purchase a gun for personal safety because I can not count on the County to enforce the regulations that are in place. I want a public meeting for this so that we can air our concerns and get rid of this short term rental in our communities. If you ask yourselves just one question to be able to determine your final position on this, it would be, Are there any benefits to the tax paying residents of Boulder County to allow short term rentals? The answer is simple - NONE.	11/23/2019 12:10 AM
91	I think the county should allow short-term rentals and they should allow property owners to do what they wish within some loose boundaries	11/22/2019 11:29 PM
92	Over rental and lack of rule enforcement in the city of boulder has changed the dynamic of the city and made it a lot less of a community	11/22/2019 11:28 PM
93	Short-term rentals have been the only way our single income family has been able to sustain a living here boulder county.	11/22/2019 11:11 PM
94	Less regulation by the county and cities involved. More freedom for home owners.	11/22/2019 10:46 PM
95	A disgruntled neighbor (both of us living on 40 acre plots) should not determine what I do with my property. Being able to rent our family owned (40+years) cabin is allowing us to keep it in the family. We stay at the cabin for 50+ nights every year. Allowing for short term rentals has been ideal for us and our guests.	11/22/2019 6:43 PM
96	HOA should be allowed to have more restrictive regulations than the county.	11/22/2019 5:50 PM
97	Allowing property owners to have tinny houses on their property for use as short term (or long term) housing can benefit the county's low income and homeless population by providing affordable housing. This in turn can reduce some of the strain on social services and give those having to live in low income situations a higher sense of self-worth. Also by allowing short term rentals the property owners can benefit by having additional income to supplement the fast-passed rising cost of living increases in the county and state.	11/22/2019 7:53 AM
98	like to remind people of the unfortunate shooting in California a few weeks ago in the airbnb unregulated and not occupied by owner .	11/22/2019 5:00 AM
99	In general I'm opposed to short term rental use within a neighborhood, Owner-occupied or not ... I think the impact of short term rentals is pretty apparent ... just read the news and search the internet ... both on property values, crime, consideration, quality of life, impact on the neighborhood etc ... You want people invested in the community not people passing through ... no good can come of it ... Start with one, than there are two, than three ... where does it end ? There is a reason the city of Boulder adopted special regulations, which frankly did not go far enough. It is not good for the community or the neighborhood. There have been incidents in our neighborhood. For example, speeding traffic struck and killed a neighbors dog ... and they didn't stop to help the guardian and dog either. I don't think they ever caught the person responsible. Thank You for the survey.	11/22/2019 4:31 AM

100	I agree there needs to be some regulation. I believe the current system is sufficient.	11/22/2019 4:11 AM
101	Also control: #cars, #pets, #parties, noise, traffic, etc.	11/22/2019 3:40 AM
102	I am concerned that the current regulations are not enforced AT ALL in our neighborhood.	11/22/2019 3:24 AM
103	no	11/22/2019 2:57 AM
104	Stop making unnecessary regulations	11/22/2019 2:55 AM
105	There needs to be a separation between residential and business areas in the county. I'd someone wants to run a business (like an air bob) it should be In an area zoned business/residential if not just business.	11/22/2019 2:31 AM
106	HOA's should be allowed to establish regulations related to short-term rentals in their covenant controlled communities that are more restrictive than Boulder County's regulations.	11/22/2019 2:28 AM
107	Permitting more ADUs not just in 3 categories will bring tremendous benefit to property owners and the County if there are reasonable regs and acceptable impact to neighbors.	11/22/2019 1:55 AM
108	Short term rentals are a detriment to neighborhoods, communities and families and are best located in commercial tourist areas.	11/22/2019 1:16 AM
109	Approach should be minimal regulation unless serious problems arise. An occasional problem rental is not a good reason for restrictive regulation.	11/22/2019 12:47 AM
110	I support owner occupied (primary residence) STR's that allow owners to rent their home out for up to 30 nights a year. I do not support properties that are used for STR year around. The short term renters are a burden on the neighborhood/community and remove already limited housing stock from the community further driving up rents. I also believe BoCo needs to allow more ADU to be built in Unincorporated Boulder. I live on 2 acres and have plenty of parking and land to add an ADU. Our Nederland community is struggling with affordable housing which as an example impacts our ability to retain good teachers at both of our schools. ADU's can be a valuable tool in addressing the affordable housing crisis.	11/22/2019 12:47 AM
111	I have lived in the mountains adjacent to the city of Boulder for over 40 years and am dismayed at the prospect of this area being used as an income producing vehicle to the exclusion of families and communities.	11/22/2019 12:40 AM
112	ADUs and duplexes should fall in the same category as primary residences (unlimited rental) as long as the owner lives on-site.	11/22/2019 12:29 AM
113	Enforce what you already have on the books, I'm aware of a house in our neighborhood that has had registered complaints and documented violations with no consequences to homeowner.	11/21/2019 11:53 PM
114	Less Government regulation always seems to work better	11/21/2019 11:33 PM
115	All of this requires homeowners to be truthful and forthcoming about the use of their home/cabin. How do you intend to police this situation?	11/21/2019 11:32 PM
116	Special insurance as a STR should be required and all STRs should be registered with the county. Any harm to neighbors or the neighborhood should be subject to legal action against the owner, agent, and renters.	11/21/2019 10:53 PM
117	Short term rentals should be no shorter than 30 days. Otherwise one generally attracts the wrong type of people especially the shorter the rental. Parties, campfires and reckless behavior in the mountains can have disastrous implications!	11/21/2019 10:32 PM
118	I have asked for an explanation before but have yet to get a real answer as to why owners can not short term rent their residences and be allowed an ADU at the same time. Why would the city not want an owner to reside on site at the address in the ADU? It wouldn't have to be for rental purposes, but I question why ADU's and short term rentals on the same property are not allowed to be rented, it is either one or the other, forcing property owners to make a choice that was dictated by the city to taxpaying landowners. This really isn't right.	11/21/2019 10:28 PM
119	It can be very dangerous in the mountains, if a renter is misusing the woodstove/fireplace or having illegal campfires on the property. It is a real threat to all that live in Boulder County and should not be taken lightly. Airbnbs only add to this potential threat.	11/21/2019 10:10 PM
120	I am not against short term rentals and have used them myself quite frequently. However, I am concerned about noisy or inconsiderate guests and how that may affect neighbors. I'd be more in favor of a set of rules that would police repeated bad behavior than to restrict short term rentals as a whole. There are many benefits to short term rentals in unincorporated Boulder County for both renters and owners, and I don't believe they should be unnecessarily regulated.	11/21/2019 10:02 PM
121	No	11/21/2019 9:25 PM
122	I do know there once was a very nice young man that rented a very nice home for the weekend (in another county) and then invited 35 of his very best friends to join him there. I do believe it is your home and you should be allowed to use it as you see fit until it adversely affects your neighbors. I believe you should be able to rent out your home if you choose but there needs to be "some" oversight.	11/21/2019 9:20 PM
123	Na	11/21/2019 9:13 PM

124	I am a property owner and don't love complying with all the building and land use regulations that apply to me, however I strongly believe that BOCO has done a fantastic job keeping the rural feel of the mountains via regulations overseeing density, ADUs, and more. The foothills area of BOCO are more beautiful and peaceful than similar areas in the Denver region, and much of that beauty is due to these strict BOCO regulations on building and land use. These rules benefit not only residents but also visitors and the many recreationalists who use these lands. Please continue to preserve the beauty of this area with strong regulations.	11/21/2019 8:40 PM
125	Distance of the prospective short-term rental from emergency services.	11/21/2019 8:24 PM
126	I live near several homes that are used for short term rentals. I've seen occasional problems with trash accumulation, excessive noise at night, parking issues (my driveway was blocked once by a renter next door, and more cars than normal seem to be parked in unusual and unsafe spots during snowstorms). Major problem is renters who don't understand the wildfire danger in the mountains. For the first time in the nearly 30 years I've lived in this mountain neighborhood, we heard fireworks here this past July 4th. Residents know the fire danger and usually know the laws and regulations, short term renters do not. It's a serious safety issue. Generally I prefer minimal rules and regulations, but if short term rental owners are not keeping up with trash, noise, parking and wildfire issues, then more regulation is needed.	11/21/2019 8:00 PM
127	Yes, as stated above, the noise & volume seriously impact what was once a quiet mountain location. Health concerns of many occupants and one outhouse with the mountaineer club and the parties from an event venue have spilled into changing the character of our mountain home.	11/21/2019 7:50 PM
128	Short term vacation rentals provide much needed diversity in a very non-diverse town. Please allow short term vacation rentals to continue and do not cave to the financial pressure of the hotel industry. Thank you	11/21/2019 7:40 PM
129	The current restrictions on ADU's is a government over reach and an impingement on my property rights. Government should not be intruding on my right to rent out my property short term.	11/21/2019 7:14 PM
130	There needs to be a mechanism for neighbors to be able to file complaints against a short term rental owner if they fail to enforce neighborhood rules with their tenants.	11/21/2019 5:53 PM
131	We need strong oversight, enforcement, and policing of any short-term rental rules. Without adequate oversight and rapid response by authorities, the Airbnb scene in my rural neighborhood is a free-for-all. There is no accountability by the owners, renters, or the county. Land Use does not have adequate staff to address our concerns in a timely manner. Furthermore, Land Use is not an enforcement agency and, in many instances, refers us to the police. But the police do not have adequate resources to respond in our rural Magnolia Road area, especially for low-priority complaints about noise, over-occupancy, occupancy in garages and sheds, trespassing, etc. Furthermore, the police cannot respond in a timely manner in rural areas. In many cases, the responding deputy is from Longmont over an hour and a half from my house.	11/21/2019 5:41 PM
132	I agree that occupancy and/or residency are important factors that could help protect the primary residential nature of properties used for STR in Boulder County.	11/21/2019 5:24 PM
133	Requiring that the owner of the property be present during times that ST renters are using the property would seem to address many common complaints about these arrangements, and at least supports the benefit of social interaction / familiarity with Boulder County (can't remember exactly how that "benefit" was worded). I am less sure about whether it would be OK to grant full time renters the same privileges (with the same restrictions) as owners. There might at least be an additional requirement, that being the owner's consent.	11/21/2019 5:06 PM
134	Residency requirements must be strong enough/long enough to prevent people from fulfilling it in the letter of the law, but not the spirit of the law (in other words, not truly residing at the location). With the high cost of living in Boulder County it's very important to have full living spaces available for long term rental for the people who live here. Also given the high cost of living in the County it's acceptable for home owners to rent out an extra room or two. It helps them to make ends meet, ensuring reasonable use by the visitor, and isn't usually desirable by people looking for their own place. Owners though should be responsible for maintaining their neighbor's privacy while they have guests/renters. STRs should be limited to the owner, or primary long term renter of the property, not several people removed from the actual owner. Full rentals of a home etc. should be very limited (i.e. to a few weeks when the owners are truly just out of town for a vacation, or similar).	11/21/2019 4:48 PM
135	I feel the fire danger caused by short term rentals is worrying. Also the peace and quiet of being in the mountains is not always respected by visitors. I see it as reducing my quality of life having short term rentals in the area. That said, I have less problems with long term rentals.	11/21/2019 4:27 PM
136	No	11/21/2019 4:15 PM
137	HIRE MORE POLICE TO PATROL THE MOUNTAINS AND DON'T FORGET THAT COAL CREEK CANYON IS PART OF BOULDER COUNTY!!!	11/21/2019 3:43 PM
138	They should be highly regulated. They can get out of hand and destroy neighborhoods. dont allow people to have these as investments.	11/21/2019 3:28 PM
139	I think Boulder County should leave homeowners alone. Allow people to use their land/home as they see fit.	11/21/2019 3:19 PM

140	With rising taxes and expenses we have sympathy for homeowners who may not be able to keep up. That said we have seen the harm that neighborhoods over run with shortterm rentals can bring. But we are more concerned with smaller, historic family cabins as opposed to the large trophy homes which have been built of late - these need to be highly regulated and taxed.	11/21/2019 2:44 PM
141	Any regulations should apply to all STRs, no "grandfather" clauses should be allowed. There very definitely should not be spacing requirements, this creates an unfair advantage for some.	11/21/2019 2:31 PM
142	I am a local teacher at Nederland HS and living close to my work and my school's community would not be possible without my family's STR income. Putting restrictions on this would be a huge financial burden on me, my husband and young baby. Boulder Co is expensive, but it's where I grew up and where I aim to stay. Any change in these policies may force my family to leave.	11/21/2019 12:26 PM
143	I was concerned to see the regulations stipulating one parking space per rental. This should not be automatic. Language should be couched that the owner should provide access either with a parking space, safe bike parking, or means to get to and from transit.	11/21/2019 5:44 AM
144	I would like to see some regulations that will support the controversy going on in Nederland so that this town does not become like Crested Butte where the majority of the houses are used for short term rentals and not for permanent community folks to live. The town needs the support of boulder county to provide guidance and regulations for all of Boulder county to maintain and protect its unique character and mountain personality while also embracing tourism and modernization. Thank you	11/21/2019 4:39 AM
145	ADUs or lock offs are an essential safety tool for families to protect themselves while realizing economic benefit for themselves and the community and providing a cultural experience for travelers. There is no way I could ever picture feeling safe renting out a room in my home if I could not lock it off. We recognize this and accept locked off units in hotels, and in no other business opportunity is the owner forced to share open access of private property with a client or customer. Likewise for the elderly, women or other demographics that are typically concerned with safety. Airbnb and VRBI cannot bet potential renters for everything, and being able to lock off a unit ensures privacy, security, and boundaries for both renter and owner. Boulder would see a great positive impact with an increase in STRs, as they provide an opportunity for businesses within neighborhoods that typically would not see tourist traffic the way downtown or the Hill would. STR renters are more engaged with the surroundings, often want to explore and patronize shops in the immediate vicinity, and often want more than a cold hotel room in a tourist trap. Common sense regulations that limit the number or guests at any one time and enforcement of local ordinances regarding parking and/or disturbances are far more effective at maintaining a healthy neighborhood feel than limiting the economic opportunity that would enable families to buy homes. I would far rather a family with an ADU be my neighbor than yet another wealthy fat cat that only spends two months a year here. As an unincorporated resident that is part of a mountain community, it is far far better for local economies to have resident owners and occupied resident owners with ADUs as it keep that home full year round, and a full house is a house with people who feed our local economy year round, providing ample sources for small businesses and large ones alike. STRs also employ a lot of people vis landscape design, cleaning, trash services, and other such services that have low barriers to entry and are easy for aspiring entrepreneurs to get into without huge investment costs.	11/21/2019 4:16 AM
146	want to see neighborhood remain residential with full time or regularly returning seasonal neighbors. do not want a large percentage of in-and-out well-off transients.	11/21/2019 3:35 AM
147	I believe STR's should be an option for people who want to stay for a night to ski or stay for a month for work or recreation or whatever their heart desires. I do think there should be regulation so that long term rentals still stay an option for those of us who are making a life for themselves in these beautiful Rockies!	11/21/2019 2:36 AM
148	As a former owner and manager of LTR's, I will never again rent a LTR. STR's maintain property values, and I will not travel if I can't stay in a STR. STR's are critical to the economy of Colorado.	11/21/2019 1:46 AM
149	As long as there is ample parking and the laws are obeyed what someone does with their property is their business. If laws are broken, nuisance caused then maybe a 3 strikes and your out rule... subject to supporting evidence and a possible court? hearing.	11/21/2019 1:46 AM
150	Require a certificate of occupancy with the same requirements as for new construction. Require that certificate of occupancy to be renewed yearly. Do NOT allow short term rentals on properties only accessed via private roads or forest roads.	11/21/2019 1:44 AM
151	No. Interesting tho. I need to research this more	11/21/2019 1:23 AM
152	Why in the world do you think you have a better idea of how the property owner should use his own property? If his neighbors don't like it, that's between him and the neighbors.	11/21/2019 1:06 AM
153	No	11/21/2019 12:03 AM
154	Stop fucking with people's property, you fascist assholes. People should be allowed to do whatever they want without any restrictions on their properties from you greedy human pieces of garbage.	11/20/2019 11:59 PM
155	Stop limiting people's ability to make owning property in BC possible with their life dreams. Over regulation is ruining the community. As long as people have instructions on what to do in case of emergencies-no matter they be owner occupied, LTR or STR-BC shouldn't be micro managing people's American dreams, no matter what they are.	11/20/2019 11:58 PM

156	BC has enough rules and regulations in the unincorporated areas, don't add more	11/20/2019 11:25 PM
157	AirBnBs and short term rentals in what was designed to be a neighborhood are detriment to the neighborhood on many resource levels and reduce property values in addition to adding extra strain on resources and infrastructure such as road maintenance and well water resources.	11/20/2019 11:19 PM
158	If ADUs get expanded as noted above, I do think they need regulation and management as well - and some inspection as to the quality of the onsite structure	11/20/2019 10:29 PM
159	Should be certificate of occupancy on file for any rental	11/20/2019 10:27 PM
160	no	11/20/2019 10:25 PM
161	I do not own an STR nor have I any intention of doing STR, ever. However, I am sick and tired of government trying to impose its will on private property owners. Impacting STRs only severely negatively impacts the local economy in the 80466 area, it is not going to create affordable housing, at all. Furthermore, I live in unincorporated Boulder County (for 25+ years) for a reason. I think the actions of the Nederland BOT, which is acting on its own personal agenda rather than the good of the Town, are despicable and I expect BoCo to protect my rights not to come under Boulder- or Nederland-type over-reach.	11/20/2019 10:11 PM
162	As an elderly widow, having so many strangers, their guests and unfamiliar cars coming and going at all times day and night, make me uneasy. Not to mention, their dogs who may or may not be on leash.	11/20/2019 9:36 PM
163	I live next to a short term rental house. We have had no problems but I would hope any regulations would limit the number of people staying at one time and control parking.	11/20/2019 6:21 PM
164	I believe property owners should be given the discretion to determine the number of nights annually, their property is used for short term rental, along with the number of guests. It is also important to be respectful of neighbors, and I believe these relationships should be left to the homeowners, not Boulder County.	11/20/2019 6:19 PM
165	Please Please Please allow tiny homes as ADUs!	11/20/2019 4:44 PM
166	no	11/20/2019 4:34 PM
167	No	11/20/2019 4:28 PM
168	No	11/20/2019 4:21 PM
169	Please focus on something else	11/20/2019 4:15 PM
170	N/A	11/20/2019 3:45 PM
171	I read the Belgian study from 1/29/19 that says in tourist areas AirBnB does not reduce the availability of long-term housing because new units are created for the AirBnB market that would not otherwise have been rented. Please do not restrict STR and ADU in the mountains.	11/20/2019 2:53 PM
172	Preserve the quality of life established in Boulder County. Residents utilizing short-term rentals should not have those rentals impinge upon neighbors or the community at large all for the sake of making money.	11/20/2019 2:31 PM
173	Property rights are more important than Land Use regulations. It's not the County's property or the COunty's business to tell private property owner's what we are allowed to with our own property.	11/20/2019 2:26 PM
174	Yes, I understanding a reading of proposed regulations by the County Commissioners will occur soon. I think you should make the results of any impact studies on this subject public immediately and really think about the impact on affordable housing. The states that have lowered income taxes have attracted business (Florida, New Hampshire, etc.). There are strong market forces that need to be encouraged so that all of our population doesn't become 80 year olds with all the youth leaving the state and workers piling in and out of town every day on roads that have become parking lots. Make the County more attractive for short-term rentals, not less.	11/20/2019 1:34 PM
175	Tax collection regulations should be addressed	11/20/2019 1:17 PM
176	No	11/20/2019 12:56 PM
177	To what extent is the hotel industry lobbying or bribing Boulder County officials to save their antiquated business model? Also, some of the questions in this survey indicate that the county is considering extremely intrusive new regulations, such as determining number of nights and guests that owners can rent to and what management company, if any, must be hired. In my opinion and the opinion of my neighbors, the County should refrain from being involved in this area. The free market should settle the correct number of rental units in our county.	11/20/2019 12:43 PM
178	Short term rentals allow us to share the majesty and abundance of our area with people from around the country. The area includes a national park so tourism supporting businesses should be encouraged.	11/20/2019 7:07 AM
179	I want short term rentals to be in part of owner occupied homes; I don't want absentee owners to inflict the negatives of endless tenants on their neighbors while they reap the profits.	11/20/2019 6:15 AM
180	Parking up both sides of smaller streets may be an issue needing regs.	11/20/2019 5:41 AM
181	Thank you for public comment	11/20/2019 5:13 AM
182	Ensure tenants are educated about fire safety and current burn bans	11/20/2019 5:10 AM

183	We have watched unanticipated negative outcomes rise in our extended family's state of Hawaii. Homes that were run as Short-term vacation rentals for years lost that privilege through an ordinance change supported by the Hotel Industry. The homes, no longer able to be productive in order to pay property taxes, management and maintenance, are now being sold off to outside residents looking for 2nd, 3rd or 4th homes.... these now sit empty for most of the year and only serve the purposes of the uber-wealthy. These ordinances if too draconian can have impacts that no one anticipates. Healthy permitting and oversight, which Boulder has demonstrated in the general requirements for rental housing licenses, is a good compromise.	11/20/2019 4:42 AM
184	NA	11/20/2019 4:33 AM
185	No.	11/20/2019 4:20 AM
186	Knowing what STR problems, if any, are causing this update would allow survey respondents to provide more specific and relevant comments.	11/20/2019 4:00 AM
187	People should be safe from county intrusion on private property, as long as the property is safe and not contaminating the environment	11/20/2019 3:55 AM
188	A STR should be a way for a homeowner to supplement their income. The owner should occupy the home and manage it themselves. This option should not become yet another investment opportunity for those who can afford to by additional homes. The housing in Boulder county is already to expensive for many people who work in the area and they are forced to rent instead of own. STR's as an investment opportunity exacerbates this situation. Investors should understand that STR's should not be a cheap way to run a motel in the middle of a neighborhood or desirable area. There should be designated motel/hotel areas within a town that don't invade the surrounding neighborhoods. Nobody wants to live in between a bunch of motels/hotels. That's why there are designated areas. Don't allow our neighborhoods to turn into motel districts so investors can continue to make more money. People and communities should have a higher value than investors looking to increase profits.	11/20/2019 3:47 AM
189	I think Boulder has been too heavy handed with regulations, and you've encouraged protests and difficulties.	11/20/2019 3:43 AM
190	Be clear about the benefits that the new regulation provides besides supporting NIMBY-ism.	11/20/2019 3:37 AM
191	The rights of full time residents of unincorporated Boulder County should have priorities over short term rentals.	11/20/2019 3:20 AM
192	Boulder County/City is highly regulated and further regulation should be highly scrutinized.	11/20/2019 3:04 AM
193	People with ADUs must be present when renting. Local management must be present for all STRs and ADUs. Some inspection and oversight needs to be involved to assure STRs and ADUs are appropriate, clean, and safe.	11/20/2019 2:40 AM
194	Since we started doing short term rentals, we have benefited local excavation companies, snow plowers, local handymen, cleaners. We have donated to local causes. Our guests have. Used local liverys, restaurants, bakeries, babysitters....etc thr unfettered ability to have people use our home.has had significant positive economic impact on our area businesses.	11/20/2019 2:32 AM
195	The County should not be involved with this issue.	11/20/2019 2:21 AM
196	GIG economics are a failure	11/20/2019 2:08 AM
197	don't try to address problems that do not exist - but be prepared to address those problems that come up. Preemptive regulation is not productive in most cases.	11/20/2019 1:08 AM
198	no	11/20/2019 12:58 AM
199	Boulder County should respect home owner rights and allow short term rentals (like AirBnB or VRBO). In areas with HOAs, if the home owners want to prohibit this kind of activity, they can do so in their HOA covenants.	11/20/2019 12:53 AM
200	Stop ignoring land code issues from the mid 1990's and get those addressed before delving into short term rental management	11/20/2019 12:53 AM
201	No	11/20/2019 12:45 AM
202	No, I understand concerns, however, at the rates for housing in Boulder, people need to do what they need to do to keep their homes in Boulder and it's not my business.	11/20/2019 12:23 AM
203	We are strongly against STR's in UBC. They have gotten out of hand and minimal enforcement is happening.	11/20/2019 12:22 AM
204	Boulder County Land Use DPT takes extreme positions when interpreting the code. More than the code itself, the "discretion" for ad hoc interpretations and ALWAYS as restrictive as possible, is the BIGGER problem. Victims of this department do not speak out, due to fear of retaliation. More code is not the solution. It will only leave more to the discretion of this department. Enforcement of the code (for STR for example) is non-existent. All addresses of Airbnb rentals are known to the county, enforcement however, is limited to very few. This creates an uneven playing field; some are being put out of business, while others are left unchecked. If the residents of the county did not provide the funds to enforce, then the interpretation of the code is too extreme (too many cases) or too many residents are simply ignoring the overreaching code. The balance between what makes safety sense, what is fair, what makes economic sense, and what is enforceable is completely lost. Let's call it what it is: a crisis.	11/20/2019 12:02 AM

205	Yes. People who don't live here don't seem to care about protecting the natural resources and the safety of others. People who get in the business of short term rentals must be in residence and take responsibility for their guests behavior and safety. I've had boulders rolled off a bluff above my land by visitors who thought this was very fun and funny. I was on my land clearing slash and could have been killed. Every fall we have garbage all over our private road, public roads, and in the forest. We were also victims of the Cold Spring fire. Most summers our home sounds like a war zone with unsupervised, unregulated, unmonitored, recreational sports shooting. People, pets and property are at serious risk. The local, state, and Federal Government to date are fully aware of the problem and do nothing about it. This problem with worsen with added short term rentals. Corporations don't care about their neighbors, only making profits. Wildfire risk will also increase with more short term rental as well has damage to wildlife and personal property. In November and December we have to surveil our land because of Elk Poaching and Christmas Tree Poaching. I'm all for people enjoying what we love about Colorado - they shouldn't be allowed to destroy it in the process.	11/19/2019 11:51 PM
206	No	11/19/2019 11:49 PM
207	How does the county distinguishes between an AirBnB type unit and a Bed and Breakfast? I would like to preserve the concept of a Bed and Breakfast in Boulder County. A short term rental with owner occupancy that serves breakfast would fit that concept in my thinking. Thank you.	11/19/2019 11:20 PM
208	Not at this time.	11/19/2019 10:53 PM
209	You should know how big of a problem this is for parents of Boulder, because parents rent houses for their kids to party in. I'm talking High School kids and even younger.	11/19/2019 10:41 PM
210	Someone in my condo building has one. I find the high turn over to be annoying and unsettling. I never have a chance to get familiar with who is coming and going in my hallway. Sometimes they are loud or messy. They don't know the pool or parking rules.	11/19/2019 10:32 PM
211	short term rental tenants do not respect local environmental and community regulations. They let their dogs run wild, and leave garbage all over.	11/19/2019 10:31 PM
212	Rentals accessed via private roads and in national forest areas should require more supervision. We have one and people come in and get lost and stuck in the snow. The safety of the forests is of major concern.	11/19/2019 10:28 PM
213	I think background checks should be done on renters for the communities safety	11/19/2019 9:50 PM
214	I would like the county to reclassify code requirements for non-permanent structures like yurts. Currently the county treats them the same as permanent dwellings in terms of code. Visitors are free to come up here and camp in pup tents, sleeping bags, and campers but the second we call that it a "yurt" it has to be rated for wind (175mph) snow (50lbs) and insulation (R value) just like a home? Why? They're far sturdier than what most people use to camp. Current yurts are available with wind and snow packages rated for 115mph and exceed the snow requirements which is more than enough for what we contend with. I would also add that the county should allow composting toilets in lieu of septic systems in both permanent and temporary dwellings. Composting toilet systems are not an environmental hazard and are far more reasonable in terms of cost for aging structures and ADUs. As for what ADUs are allowable for, the current limitations are, again, arbitrary. We don't have "farm workers" up here. But we do have firefighters and employees but no way to house them without spending a small fortune.	11/19/2019 9:48 PM
215	Let STRs flourish!	11/19/2019 6:16 PM
216	Government should stick to things that matter not bringing more people into economies that could use it if the land/propert wants to use it that way.	11/19/2019 5:51 PM
217	Permits and rights use must also take into consideration parking limitations. A short term rental must have the appropriate number of off street parking spots to accommodate renters, and parking should be clearly designated and marked.	11/19/2019 5:51 PM
218	My family (three generations) visit your County every year and stay in a short term rental for 1-2 weeks. We love your county and it would be a shame if we couldn't continue our tradition in your beautiful county! Thank you for your consideration!	11/19/2019 3:16 PM
219	n/a	11/19/2019 12:47 PM
220	Limiting the use of a person's property to provide needed income creates hardships for many on limited budgets such as retired persons. It also limits income for improvements. Those improvements directly and indirectly provide jobs that are often funded by Renters from out of state bringing money into the region.	11/19/2019 10:50 AM
221	Leave short term rentals alone. Stop trying to tell people what to do with their own property	11/19/2019 4:30 AM
222	No	11/19/2019 3:31 AM
223	Please do not over regulate this.	11/19/2019 3:26 AM
224	We love visiting Rocky mountain national Park annually and enjoyed our stay in allenspark and hope to return without restrictions	11/19/2019 2:37 AM
225	Quit telling people what they can and can't do with there property!!!!!!!!!!!!	11/19/2019 1:10 AM
226	Consider no regulations. We live here and you don't. We are the owners of our property. We should be able to do as we wish. Besides as you all said, you cannot make property owners comply.	11/19/2019 12:57 AM

227	Using a portion of my home for short-term rental allows me to afford living where I do. It has been a wonderful experience and my neighbors have never had any issues or problems with any of my guests. My Airbnb rental has brought wonderful people from all over the world to visit Boulder. Many attend workshops offered by local individuals and small businesses. Many visit our local parks and national forests. I am a Boulder native who has been priced-out of being able to live in my home town. I would hate to see regulations put in place on short-term rentals in Boulder County. I enjoy the freedom of living in the County where there are fewer regulations overall. Being able to rent a room in my home has enabled me to stay living in Boulder County.	11/18/2019 11:03 PM
228	There are hotels in Gunbarrel and they provide taxes to the county. I doubt that str'S are paying their fair share of tXes like our hotels are.	11/18/2019 6:45 PM
229	My family has been staying at a rental for the holidays for the past 10 years, it's become an annual tradition and I would hate to see that go away. It gives us the chance to have a Christmas in the mountains that wouldn't ordinarily have the opportunity to enjoy.	11/18/2019 5:29 PM
230	I have done short-term rentals (AirBnB) in the past in my primary residence. This stays true to the original spirit of AirBnB and has been an overwhelmingly positive experience. It allows me to supplement my income in this incredibly expensive housing market, which is a big factor in my being able to continue living in the Boulder County community that I have called home for years. I establish a relationship with my guests and teach them about the Boulder area, give them tips, sometimes share meals or beers, and enjoy hearing their travelling stories and background. It is a win-win for the host and guest, and keeps money in our local community rather than going to a large hotel chain. I also use short-term rentals as a guest when I travel in order to get this same positive experience. The economic benefits for our local community members cannot be overstated.	11/18/2019 4:36 PM
231	Do not restrict access to others enjoyment of the mountains. Address the abuse by users, if any.	11/18/2019 4:20 PM
232	Safety and courtesy is a primary concern. That said BoCo should be allowing unlimited nights as long as no repetitive unresolved neighbor issues.	11/18/2019 4:14 PM
233	Tighter regulation of short term rentals would result in reduced property values and reduced tourism. That doesn't seem like the right direction to go.	11/18/2019 2:17 PM
234	I think that Boulder County should not get involved with short term rentals at this point. There's a small number of them and they do not affect the county. Also they provide the opportunity for people to experience all that is wonderful about where we live, for an affordable rate.	11/18/2019 1:19 PM
235	No	11/18/2019 5:32 AM
236	We have used Air BnB for 3 years. During that time, we have meet many great people and have had 0 problems with guests. They love our area and bring business to Allenspark, Estes and Boulder. Please let us continue sharing our cabin with others.	11/18/2019 4:43 AM
237	AirBnB and local vacation rental management companies do a good job, and meet needs of vacationers to Boulder County, while providing large economic benefits.	11/18/2019 4:17 AM
238	We have loved staying in boulder county and would be sad if that option would be taken away by a few people that dont recognize what a beautiful place it is.	11/17/2019 11:47 PM
239	Myself along with my family and friends have been renting cabins around the Allenspark area for years. I understand that changing times means updating codes. However, it's my opinion that there are two working issues at hand; unstable housing market and values and tourism. I would hope that the end result is not found to be flooding the market with rental homes that with code changes are taken away from families and businesses. If that is the case then tourism will definitely take a hit. And quite frankly, I don't see that benefiting the housing market in the long run either. As with all things, a compromise is needed to benefit everyone not just a select few.	11/17/2019 10:50 PM
240	I would be so sad if I could not rent a place in Boulder County for a week at a time to visit the beautiful mountains as well as visit with family in the area. I have rented in this area from property owners for many years and never felt that I was bothering any neighbor during my stays. I prefer to rent a single family dwelling vs a hotel or lodge.	11/17/2019 8:39 PM
241	Less regulation is better than more regulation. Colorado is not California, nor do we want to be. Mountain properties have historically been rented out as short term rentals, long before the Internet existed. Since their inception, mountain homes have been used more as second homes than as primary homes, and when not being used by primary owners, have been rented out to help pay for expenses, repairs, maintenance, extra income, etc.	11/17/2019 7:31 PM

242	There are families who have shared ownership of cabins/houses in the mountains for generations/decades, as well as individual long-time home owners, who have extensive experience with good stewardship of water, land, and other resources in the mountains. Though not always occupying the homes/cabins year-round, these people are repetitive seasonal members of the mountain communities and see themselves as such financially and socially. As property values and taxes have increased, being able to offer short term rentals to assist with property maintenance and paying taxes is beneficial. While I can appreciate the desire to set limits on short-term rentals to preserve the look/feel/function of an area, consideration must be given to realizing that financially upending long-time property owners and their families who reside in the mountains seasonally will actually have the opposite effect. These are the types of property owners who contribute positively to the social fabric and stewardship of their mountain communities, and losing them by limiting their means to keep their properties afloat seems counter-productive. Likewise, support for newcomers who invest in keeping buildings/homes occupied and upkeep, especially in historic areas like Allenspark, should include short-term rentals with few limits; the limits imposed, if any, should stem from those in the communities/subdivisions directly affected by their choices.	11/17/2019 7:22 PM
243	We have used four Pinebrook Vacation Rental properties on at least eight separate occasions. We have always enjoyed our stay and we know Pinebrook has vetted us. It would be a shame to not allow responsible renters to use these beautiful vacation homes. We are from Kansas and love seeing this beautiful area every year. My family and I do not want to have to go to another area of Colorado, but if short-term rentals are disallowed, we will do so.	11/17/2019 5:36 PM
244	I cannot emphasize enough, my concerns about unintentional fires being started if the home owner is not present during the short term rental	11/17/2019 4:28 PM
245	No	11/17/2019 12:36 PM
246	I hope that you continue to allow short-term rental properties to all everyone to enjoy beautiful Boulder County. Thank you!!	11/17/2019 5:08 AM
247	No	11/17/2019 4:57 AM
248	I had a great experience, as did all of us who came to the mountains for a wedding. Please preserve our ability to visit the beauty of Colorado in these "rustic" settings and the liberty of home owners to share their spaces with us. We stayed at a group of cabins and independent "homes" in the area. thank you for designing a survey that allowed for real feedback and not just a "mark 1-5"!!!!	11/17/2019 4:08 AM
249	No	11/17/2019 3:44 AM
250	no	11/17/2019 12:27 AM
251	No	11/17/2019 12:23 AM
252	No	11/16/2019 11:44 PM
253	I think there should be tighter restrictions on these rental companies and property owners to provide clean, bed bug and pest free accommodations to vacation renters. There needs to be some oversight here as I've experienced some questionable things whilst vacationing in the cabins offered by a company based in Allenspark. These leasers need to be held to the same standard as a hotel and should not be allowed to present the property as clean and tidy when it is clearly not. The other thing I think needs to be addressed is the use of poison in the open areas around a cabin. Poison boxes that pets and small animals like chipmunks can get into and die from exposure to toxins. I saw that up there last year and was appalled. If you live in the mountains, you can expect critters to try and enter your abode. It is appropriate to put mouse traps under baseboards, inside cabinets and crawlspaces. But to have metal boxes filled with poison out in the open, with holes large enough for ground squirrels and even pets to get into, that's not okay at all.	11/16/2019 10:08 PM
254	None	11/16/2019 9:59 PM
255	Short term rental in Allenspark allowed me the opportunity to enjoy the Colorado Rockies for an entire month - first time I have been able to do that in 40 years. Also, introduced me to an amazing community. I was blessed.	11/16/2019 9:30 PM
256	No	11/16/2019 8:41 PM
257	As someone who has seen the effects of short-term rentals in Nashville, be very careful with your regulations. It's wonderful to have people visit your community, and boost the economy. (My husband and I stayed in Boulder County for our honeymoon and truly loved it!) But there are true effects on the affordability of housing and quality of life for residents. I wish you good luck!	11/16/2019 8:22 PM
258	Hope you will consider the breadth of this concern, not just loud voices of a few. Well run and managed rentals allow people to vacation and recreate in the Rockies, visit RMNP, and provide revenue for the region. Abuses by a few rental companies/individuals should certainly be addressed. But don't shut it all down because of a few bad eggs.	11/16/2019 8:02 PM

259	We have been visiting Allenspark for over 45 years. We love to rent a cabin that can accommodate our extended family of 10. Introducing our children and grandchildren to RMNP has been a highlight of our lives and we hope to continue this for many years. We don't mind a minimum number of nights and limiting the number of guests to 2 per bedroom or a little larger number if bunk rooms are available. We appreciate the no extra guests rules and limiting numbers of vehicles. Local managers should be available at all times and limiting noise is great. There should be an easily visible book of rules, regulations and expectations of the renters. Rules should include specific information about trash and recycling. We want to keep returning to RMNP and do not want to be forced to stay in hotels.	11/16/2019 8:02 PM
260	Used a short term rental to enjoy the Area and was SO THANFUL for the option of staying in a rural area to explore more of RMNP. Would greatly return IF we could rent again, but doubt we would return if we had to book a hotel. We also enjoyed shops and restaurants in the rural areas much more than the big City!! So a benefit is more money spent in rural areas!!!	11/16/2019 7:59 PM
261	Please work to balance economic, health /safety and environmental aspects of the land use code.	11/16/2019 7:24 PM
262	No	11/16/2019 7:18 PM
263	We have enjoyed short term rental properties in various locations around Allenspark and Estes Park, we're so blessed to have been able to utilize these properties. We exercise care and stewardship at all times for both private and public property while visiting.	11/16/2019 7:14 PM
264	Tough situation and won't be able to please everyone. People will call out government overreach but others will decry tourists changing long-standing communities. Suggestion is to consider caps and residency requirements. Such steps will allow some vacation rentals to tourists, provide a supplemental income but keep large investors without a stake in the community from altering the real estate market and neighborhood character. Best of luck to you in addressing this difficult issue and thank you for your service and efforts to find a solution.	11/16/2019 7:03 PM
265	We enjoy the opportunity to use short term rentals throughout Boulder County, I believe the small towns benefit from travelers and renters who appreciate and respect the county, mountains, and small towns in Boulder County.	11/16/2019 6:50 PM
266	Short term rentals provide jobs in the community. They allow people to stay in the communities to work without having a long commute. While there should be some regulations on the short term rentals, eliminating them would hurt local economy. Regulations could help reduce the number of vacation rental properties allowing more long term rentals.	11/16/2019 6:46 PM
267	x	11/16/2019 6:39 PM
268	No	11/16/2019 5:49 PM
269	I think there should be a fine line between vacation rentals and people who rent her to live and raise their kids. We have been here 4 years renting different properties but working and my husband is a fire fighter here I really hope this won't affect our livelihood. Thank you	11/16/2019 5:17 PM
270	Let's be smart about this. We are lacking hotels and accommodations within this county so short term rentals are a good idea. However, I do not live in a neighborhood to have a hotel like constant flow of new neighbors next to me. I do not believe that one person or entity should be allowed to operate more than one short term rental.	11/16/2019 4:34 PM
271	Yes. In our 747 proceedings, Land Use specifically stated that surveys were not worth the paper they were written on. Land Use torpedoed 747 which would have dealt with STRs. Obviously Land Use & the County has predetermined that STRs should be regulated & this survey is being used as cover. We have seen Land Use beginning to meddle in the Allens Park Townsite under the pretext of having our input.	11/16/2019 3:02 PM
272	I don't think that the government should get involved in this what is the difference if you have friends or family stay at your house?	11/16/2019 2:40 PM
273	Community decisions where possible. Required parking and enough septic capacity for use.	11/16/2019 2:12 PM
274	People meeting new people is good.	11/16/2019 3:37 AM
275	This subdivision is zoned Rural Residential, its not zoned for "Motels"	11/16/2019 2:53 AM
276	No	11/16/2019 12:18 AM
277	Whatever updated rules are developed need an enforcement mechanism. I'm on our HOA board and spoke to the County Land Use Dept about a homeowner that violates current Land Use short-term rental rules and was told that they will talk to the owners, but haven't really ever enforced the rules with fines, etc. She suggested that the HOA should do the enforcement - but HOAs are limited in how they can restrict property use, so it'd be better if the County was an active partner in enforcing the rules.	11/15/2019 10:43 PM
278	Rental need to be limited and supervised (by a local property manager) to preserve the character of the area.	11/15/2019 10:23 PM
279	Please don't place unnecessary restrictions on STRS. I have many friends and family members who rely on this extra income to be able to stay in the area. Thank you.	11/15/2019 3:06 PM
280	It is obvious the bias illegal bent of the survey question design Action based on this survey outcome legally subject to challenge	11/15/2019 3:55 AM

281	Consider carefully the actual impacts to neighbors - especially if there really aren't any neighbors or impacts, which is in a lot of the County. Why are you trying to regulate this? Don't you have code enforcement for any property that is a nuisance? How is this worse than private homes that are not kept up and have too many people living in them? Just because someone can make some money from allowing someone else access to their home?	11/14/2019 11:15 PM
282	Property owners should be required to acquire a license, file an annual report on the number of rentals and amounts rented for and the license cost is based on the annual rent potential. The amounts collected should pay for an inspector/community response person to take neighbor complaints and resolve conflicts that arise due to STR. Also, rules should define when a license can be revoked and data should be public so neighbors know property owners are complying with the rules. Property owners should have to comply with all safety requirements that hotels and motels do. Property owners should have to collect and pay all hospitality taxes	11/14/2019 10:30 PM
283	Thank you for this. Good questions, and yes this needs to be looked into.	11/14/2019 10:23 PM
284	Please work to govern less. We have too much government, too many taxes. Boulder County is a better government than most, but the County must seek to govern as little as possible.	11/14/2019 9:15 PM
285	Leave owners to manage their property as they wish as long as they do not disturb or disrupt other property owners through noise or impact.	11/14/2019 5:49 AM
286	Let the market dictate broad rules. If issues arise at specific properties, look into those properties that become a nuisance. The process of limiting short term rentals will negatively impact the values of real estate in Boulder County.	11/14/2019 1:32 AM
287	Short term rentals are increasing housing prices and decreasing the population of our communities. The regulations for short term rentals should be devised in such a way to discourage people purchasing homes in unincorporated Boulder County solely as investment properties. It should encourage people to purchase homes that want to be part of our communities either full or part time.	11/13/2019 8:12 PM
288	Having strict regulation would really hurt my life. I looked to short term renting as an option when I fell ill. Having the supplemental income has allowed me to pay medical bills, it's helped me maintain my property, it's allowed me to meet some pretty awesome world travelers and share my love of the area, and so much more. I know several others in my community who also have a passion for short term renting, and are able to keep their properties due to the allowance of this. Many were unaware that this update of land use codes was a "thing" and are now very concerned. I really hope Boulder County will take into consideration what heavily regulating has the ability to destroy for so many great human beings. I can understand a tax being implemented, but it would harm so many aspects of life for individuals as well as take away from those who enjoy short term rentals opposed to corporate hotels. Thank you for reading.	11/13/2019 1:10 AM
289	My short term rental is what allows me to keep my home! I'd have to sell and move if this was taken away from me. Heavily regulating would be so painful and extremely detrimental to MANY that I know and have talked to. My STR has allowed me to provide housing for my sick parent, and health care for my family. Our property is a gem and we truly love hospitality and sharing the peaceful space with others. Please, PLEASE don't take this away. There are so many benefits to the people of BC and beyond. Our house is secluded enough and our rental doesn't bother or impact anyone in a negative way.	11/13/2019 12:04 AM
290	How is the maximum number of nightly occupants determined for each residence? For example, 8 people in a one room efficiency may be too many guests.	11/12/2019 8:45 PM
291	Please let residents of unincorporated Boulder County live in peace with less restrictions on their homes. We live out here for a reason - freedom.	11/12/2019 8:09 PM
292	Regulations need to be enforced	11/11/2019 10:36 PM
293	Limit the number of vehicles allowed at the cabin based on size of cabin, number of bedrooms. Charge a significant damage deposit which would be returned if cabin is left in good condition.	11/11/2019 10:35 PM
294	I believe the market can regulate itself	11/11/2019 9:32 PM
295	Short term rentals are so wonderful for family gathers. Much better than motels. If run well, they are not a problem. They make it more possible for people/families to stay in Colorado economically and more comfortably.	11/11/2019 8:36 PM
296	Short term rentals are detrimental to affordable housing wherever they are located. They benefit the owner at the expense (economic, comfort, and value) of all the surrounding neighbors. I wish there were none allowed. If someone wants to rent for 30 days or more that's legal in most situations, don't be greedy.	11/11/2019 8:23 PM
297	Our houses are close together and I do not want strangers coming and going. We are a quiet neighborhood and we all know each other. We have safety concerns with unknown people coming and going, holding loud parties and disturbing the quiet enjoyment of our homes. Residential should mean residential and not commercial. Our homes are supposed to be our homes where we live not hotels.	11/11/2019 7:38 PM
298	raise money through the use of licensing revenue and use those funds to defat any costs caused by this topic. Simple economics gave rise to this and you should not mess it up. I have clients in Nederland that bought numerous homes to rent - all with great success. Now Nederland outlawed all whole house rentals. My clients need to sell their houses now, likely at a loss due to such a short holding period, they lost all that revenue, the city lost a mountain of tourism and visitor...	11/11/2019 7:25 PM

299	Our town has enough visitors to thrive but not more than it can handle. There isn't a huge draw for tourist like there is to Estes Park. So allowing things to continue without adding unnecessary restrictions would allow visitors to experience the beauty of Boulder County while keeping this small town alive with the resources to maintain its homes. There are many retired full time residents who rely on the small younger workforce up here. By restricting the current seasonal opportunities, the younger people may need to pursue employment outside of Allenspark and therefore, not be available to work for the local aging population.	11/11/2019 6:37 PM
300	I believe the county should not interfere in what I can or can't do with my property.	11/11/2019 3:34 PM
301	I live in a residential neighborhood. Zoned residential. Hotels are not supposed to open. The person across the street from me was on a pace for 300+ nights a year. Cars coming, going at all times of the night. He did not get a license and used an unpermitted remodel to house his renters. I did not sign up for a hotel to open next to my house. It is wrong. Single family residences is just that, single family residences.	11/11/2019 2:46 PM
302	Well, oddly, I think what is more important is the question of long-term rentals, rather than short term rentals. There is a fear of growth, which is understandable. However, in the 30+ years I have resided in Boulder County (27 in the same home that we own), I have seen traffic on east Valmont go from very little, to a state where now during rush hour, it takes me about 10 minutes waiting for an opening to get out my driveway. The traffic goes slowly in long lines and the amount of greenhouse gasses created by commuters is terrible. Meanwhile, the cost of housing has become astronomical. All 3 of my grown children do not believe they will ever be able to afford live in Boulder County. Though they spent all their childhood here. Why we are not allowing "mother in-law" type accessory dwelling units here is beyond me. I can not understand a single benefit, and have asked dozens of people if they knew why this policy exists. Not one has offered an explanation. I wrote the County Commissioners about this question, and never received a response. I live on a 7 acre property we bought 27 years ago. I cannot have an accessory dwelling unit. I have no interest in putting up an apartment building, but if the County allowed a single ADU for long-term rental on all the many rural properties like ours, we would see a reduction in traffic, pollution, and both the cost of buying homes (that rental income can be considered in applying for a mortgage) and in the high cost of rent. It is a win for the environment, a win for the local economy, and a win for making housing more affordable. I would love an explanation for the County's long-term ADU housing policy. I really would, as it seems to be counter-productive to any community benefit that I can imagine. I am less interested in short-term rentals. I don't see anything particularly wrong with them, and understand they can help people appreciate our wonderful County, help provide some income for local homeowners, and help improve the local economy. But they do not address the pollution and climate change issues, or affordable housing issues that are so critical to the well-being of our County. Changing policy on long-term local rentals would help address these problems.	11/10/2019 10:40 PM
303	Property owners should be allowed to have short term rentals if they want to this is a beautiful area and as long as they have a certain amount of property to share, they should be allowed to have guests. Tourism helps our economy and towns and cities	11/10/2019 10:24 PM
304	No	11/10/2019 9:41 PM
305	Nothing good comes from homes milked for rental income only. People should either live somewhere or not, having a second home just to rent it out is not good for the neighborhood it is located in. That being said, people should always be allowed to rent their home long-term should they need to move and not be able to sell their house in the time needed.	11/10/2019 8:21 PM
306	The number 1 need for regulation is to prevent large real estate investors from buying up housing inventory. I would support a property limit and registration requirements, as well as a modest rental fee per booking, and other reasonable requirements such as being current on tax liabilities and safety documentation (including for flood and fire) for renters. Otherwise, I don't believe STRs are a huge problem that requires us to spend a lot of time and energy on regulation and enforcement. Penalize bad actors (those that allow rude and unruly renters) and let everyone else live and let live.	11/10/2019 8:06 PM
307	I'm near retirement age and depend on supplemental income to pay mortgage and cover expenses such as health care. My current health insurance is approximately \$1000.00 a month with a \$5000.00 deductible. I'm afraid of losing my coverage in case I need a hip replacement for example.	11/10/2019 5:50 PM
308	short term rentals have been a nightmare, since people treat them as a motel- no sense as to their neighbors or their behaviors.	11/10/2019 4:32 PM
309	finest should be placed on disorderly guests and homeowners repeated offenses to what should be good neighbor policy. Events should be restricted/limited to residential use, not events-	11/10/2019 1:48 PM
310	Oversight to prevent scams would be great but limiting supply of these properties just limits options for income in Boulder. Avoiding Airbnb won't fix the housing problem.	11/10/2019 1:01 PM
311	STRs are not inherently bad but there is potential for abuse and overuse of this opportunity. Owners and managers of STRs should work with neighbors to establish acceptable rules and guidelines on noise and occupancy rates.	11/10/2019 12:48 PM
312	Hope you have lots of people to oversee these STRs!	11/9/2019 9:18 PM
313	Purchasing and keeping a home in Boulder county is next to impossible for many of us who have public service or other lower paying jobs. Short term rentals offer an opportunity to remain living here.	11/9/2019 8:48 PM

314	Every homeowner has a right to do as they chose with their own home. Regulations should be made for negative impact on neighbors or safety reasons only.	11/9/2019 4:04 PM
315	The County should seek to foster and support small business. The current short-term rental regime as it stands is costly and oppressive, making it almost impossible for landowners wishing to do short-term rentals to comply. Yes, some regulation is desirable but the current level is already too much.	11/8/2019 9:06 PM
316	1. As part of the review process, the impact on the price of units used for short term rentals and the neighboring properties must be researched and the results published from a peer reviewed journal. Anything less is avoiding the question. 2. The impact on the safety of neighborhoods must be researched. It was NOT on a recent hearing that I attended. 3. Since there are many pros and cons, density of short term rentals, etc are important factors. I think a compromise which might satisfy all would be to require that 25% of neighboring dwelling sign a petition to increase the number of days from 14 to any higher number. Thus, the neighbors may all control this on a local basis. 4. Beware the trap which has occurred elsewhere. In some areas where a 30 day stay is required for a short term rental, the owners get a lease which specifies 30 days and then allows free cancellation. Ergo, you now have a rental less than 30 days.	11/8/2019 5:38 PM
317	the major problem is the severely increased fire danger with the rental properties--the guests have no understanding of the history, and no appreciation of the danger they put the local residents in when they are careless with fire!	11/8/2019 5:27 PM
318	When you don't recognize your neighbors because they are just in for the weekend then what sort of community do actually have? If you introduce limits on STRs within a subdivision or historic area then you will create an artificial market. Those homes that have a STR agreement will sell for higher values than their neighbors - will this be reflected in the Property Tax valuation, I wouldn't think so. So a better way would be for Annual renewal with a fee. This would allow neighbors to give feedback on whether they had faced any issues directly from this STR. This would also allow for changing economic circumstances on other Owner s that may wish to use this facility on a temporary basis.	11/8/2019 4:55 PM
319	My neighborhood is Lake Valley/North Rim.	11/8/2019 3:56 PM
320	Enough bureaucracy, no new taxes and regulations on what is already heavily taxed.	11/8/2019 3:56 PM
321	I have rented one floor of my home since March of 2019. I have had up to a 90% occupancy rate per month on average since then. I have had all positive experiences in every regard. My guests stay an average of 3 nights and their response to the rental space and Boulder has been phenomenal. They are taken by the natural beauty, unique amenities and welcoming community. Due to lack of affordable housing coupled with a lack of hotels in the area, it has been a win- win for myself and my guests.	11/8/2019 3:01 PM
322	AirBnb short term rentals in our subdivision is destroying the character of the neighborhood, is a nuisance, leads to increased traffic from people unfamiliar with the area, results in unsupervised parties, noise, trash/litter, parking problems, bad interactions with wildlife, destruction of property, decreased home values, law enforcement issues, etc. - in short there is no advantage to local residents and home owners. The only people who benefit are the renters and AirBNB. We have long-term residents who have sold and moved out of the neighborhood due to AirBNB problems.	11/8/2019 2:34 PM
323	1- Management for each property should be local, within a 20 minute drive. 2- Appropriate sales tax should be collected and paid for properties renting over 14 nights per year. 3- Instructions should be left for guests about special concerns for the property/area. (Wildlife, private property boundaries, noise, septic requirements, etc.)	11/8/2019 2:23 PM
324	As stated previously, I strongly support property owners rights. Over the course of 21 years living outside of Nederland I have rented my home both long term and short term & feel allowing short term rentals in Unincorporated Boulder County properties is a viable means for property owners to supplement their income to pay our mortgages, maintain our properties & affords us the flexibility to travel with work, take time off to care for ill & aging family members and has made the thought of retiring more attainable.	11/8/2019 2:05 PM
325	As the cost of living continues to increase in Boulder County residents should be able to use their property to generate additional income if they so choose. Properly regulated, licensed short term rentals in most cases do not have a negative impact on the neighborhoods in which they are located. They are usually managed and maintained better than standard long term rentals which are far less scrutinized.	11/8/2019 5:20 AM
326	Let the market regulate the number of nights per year.	11/8/2019 1:58 AM
327	My AirBnB is successful because guests love to visit Colorado, and Boulder is a huge destination for visitors. When we travel, we always stay in AirBnB's and we enjoy offering the same accommodation in our home. Our guests sign a guest book, and there is always mention of a restaurant, a shop, a recreational event they did which brings so much more revenue to the business owners. I enjoy having a cleaning woman who is dedicated and grateful to be able to work at a job close to her home, and bring her young children while she's cleaning. My snow plow guy is awesome, and makes his living on plowing more STR driveways than any kind. Occupancy Taxes benefit the town/county. I am proud to contribute to my community with the fair amount that keeps the city/county happy. In my area, the businesses and shops wouldn't be able to make as much revenue as they do with tourism. LTR's don't shop locally, they go to Boulder, Costco, etc. But STR's like the convenience of closer amenities, and feeling like a "local".	11/8/2019 12:53 AM

328	Please enforce what is already on the books - e.g., maximum occupancy, noise, parking, number of rental days	11/7/2019 10:08 PM
329	Folks are having to be more creative with investments and home ownership as the cost of housing increases. People might be able to afford a house (read: investment potential) in the mountains if they can't afford one in the city. The only way they can pull that off is if it's rented, and short-term rentals usually bring in more monthly income than long-term rentals do. We want to buy a house in the mountains that we'll move into after retirement in 15 years or so, but we can only afford to do that if we can rent it short-term.	11/7/2019 8:15 PM
330	I do not feel that homeowner's should be allowed to rent their property to just anyone on the internet. The five deaths this week at an Airbnb should not have happened.	11/7/2019 7:39 PM
331	there needs to be a cap on all of this until we can properly address all of the infrastructure improvements that are needed to handle the increase of people	11/7/2019 6:05 PM
332	Look at the current land use changes in Minneapolis	11/7/2019 4:36 AM
333	Whatever regulations that are put in place need to be enforced so keep that in mind when developing them. One of our neighbors regularly has large groups rent out her house with associated noise and trash. Very disruptive to our neighborhood (case # ZON-19-0101)	11/6/2019 11:08 PM
334	I think restricting ADUs as STR's is short sighted. mostly those who do so tend to be less well off and having that income is significant to them. They often have friends and family who stay in the space some of the time and would not rent long term otherwise. It fosters the unique experiences and local connections that make staying in someone's home so much more than a hotel	11/6/2019 8:05 PM
335	They have many negative consequences, and some positive ones only if strictly regulated.	11/6/2019 4:37 PM
336	I would hate to see quiet communities disrupted by what amounts to ownership for predominantly business activity.	11/6/2019 2:41 PM
337	No	11/6/2019 4:32 AM
338	I am opposed to people buying up properties and using them only for short term rentals especially if they don't live in the area	11/6/2019 3:43 AM
339	No	11/6/2019 1:59 AM
340	I believe all people should be allowed to make additional income from their property. If any restrictions will be implemented, you should favor the full-time and part-time residents over real estate investors. Residents care about their town and community and will make the right decisions vs people buying property in town just to make a profit.	11/6/2019 1:38 AM
341	I believe we should look at the long term they need to pay occupancy/sales tax. It is a business for profit, which has reputation of conflict between neighbors and destroys communities - no neighbor relationship.	11/5/2019 11:47 PM
342	My subdivision for residence is unincorporated Boulder County / Niwot.	11/5/2019 11:45 PM
343	Please do some research on what short term rentals have done to other cities and towns across the US, as well as in other countries. In places where they have been allowed and minimally regulated, they have pushed out long term residents and ruined the community.	11/5/2019 11:29 PM
344	You can find thousands of documented cases of problems. Everything from parties that have led to shootings in Orinda California, shooting at a Halloween party that killed five people, an Airbnb rented for a party of more than 100 people. Please don't let this happen to our neighborhood. According to Realty Times, living next to an Airbnb has a negative impact on the successful sale of your property. A "Revolving door of strangers " is a classic fear of a home buyer, especially for families with children." According to Realtor Magazine "Airbnbs are crashing neighborhoods" Please take these negative developments into consideration- any regulations or policies are impossible to monitor or reinforce before the damage is done. Thank you.	11/5/2019 10:51 PM
345	We have experienced significant issues with STRs in Lake Valley that have caused stress in the community. These are mostly caused by STRs where the owner does not ever or rarely occupies the house. We are also concerned about the HOA liability if STR renters cause damage or are injured within the HOA common areas.	11/5/2019 10:44 PM
346	I understand and respect if the county wants to collect some sort of tax on STR to help support the county, but I strongly disagree with MORE regulation. Especially in rural areas. Regulations in the city where housing is more dense is completely understandable. People who live in the plains and mountains in more rural spots generally care about privacy. I feel like the county should consider and respect that. Boulder is pleasant, but we truly have enough regulations in place at this time. Thanks for listening. I know many individuals who either work for airbnb's or VRBOs helping manage the property or cleaning. It leaves a lot of room for local support and young entrepreneurs. I also have good friends worldwide who short term rent, and the extra income has been important for being able to afford life.	11/5/2019 10:41 PM
347	Stop government over reach!	11/5/2019 10:29 PM

348	Short term rentals within the county should be left alone. I understand some regulation in towns such as Nederland for example, but for residents who reside on a ml Brain property in Canyon Blvd, Lefthand Canyon etc, the pieces of land are large enough and do not disrupt anyone. If anything STR bring so many positives attributes to the city and county of Boulder. Promotes tourism, supports our local economy, allows individuals to reside in the county. Responsible hosting is at an all time high here. I know many people who's families depend on the extra income to pay things like health insurance and such. Please consider not placing strict regulations as this would create hardship for far too many. I have heard more stories of success than negative stories. I completely understand the regulations within the city as the houses are close together and that big time investors come in and buy up properties and affect the housing market. But in the county, most of the people I know already do reside on their property and they have lived there for many years.	11/5/2019 10:17 PM
349	Our family appreciated available home rentals in 2 different cities when we had family reunions. We could visit one another, prep meals, relax together; those are not possible at hotels & motels. We followed rules & common decency, as did our hosts.	11/5/2019 9:35 PM
350	Thank you for doing this. We found out over the summer that shared-well neighbors had opened an AirBnB - no wonder our well kept draining with up to seven more people stressing it out! What will the winter bring when the water table is down??	11/5/2019 9:33 PM
351	I don't think the goal of the County should be to create a bunch of short-term rentals taking up valuable long-term rental space for our growing population.	11/5/2019 9:16 PM
352	Good Luck and Thank you !	11/5/2019 9:15 PM
353	I very much disagree with allowing non-owner occupied short term rentals. This only reduces the housing supply and creates the opportunity for "Party Houses" and untaxed and unregulated hotel/motel competition. The current regulations are not being enforced so what will changes do to address that issue?	11/5/2019 9:00 PM
354	the limited use special review process should always be set as a public hearing unless no comments are received from interested parties	11/5/2019 8:27 PM
355	Reduce restrictions for building and using ADUs. Will help increase housing stock and affordability for parcels greater than .5 acres.	11/5/2019 7:46 PM
356	There needs to be careful code enforcement for ADU/STR's so that people are not jeopardized by haphazard ownership practices	11/5/2019 7:35 PM
357	no	11/5/2019 6:50 PM
358	I'm a senior struggling to pay my mortgage. I have no option but to work (at minimum wage job) and have a winter housemate. A friend convinced me to be a summer STR household and it has helped me tremendously to pay my mortgage to stay in my home of many years.	11/5/2019 6:49 PM
359	Safety can be an issue. Different cars in a small neighborhood are noticed but frequent presence of strange cars reduces the likely hood of being noticed. This allows strangers to "case" a house or community without being noticed.	11/5/2019 6:32 PM
360	No	11/5/2019 5:27 PM
361	We have had good neighbors move away because of short term rental party houses and are constantly worried about fires started from careless cigarette use in a nearby str house. Please establish strict regulations	11/5/2019 4:33 PM
362	Short term rentals are an excellent way for individuals and families to afford homes in Boulder County. With rising real estate costs an extra stream of income can make a significant difference for middle and working class households.	11/5/2019 4:08 PM
363	If ADUs are permitted for residence they out to first go for people who are aiming to live in the area not just stay for a little while.	11/5/2019 3:44 PM
364	Please address parking issues caused by the use of short-term rentals.	11/5/2019 2:35 PM
365	There needs to be a contact for someone to be able to communicate with, but I don't feel they need to be local. A resident who has lived here for 20 years(making up the number) but is now living some place else is as a good a contact if not better than someone who is managing a property but does not know the area or ins and outs. I do think a limit on the number of homes a person can own and short term rent would be appropriate. Also there should be a 3 strikes rule on noise complaints if houses are getting too loud and neighbors complain, but there also must be a validated complaint that is not just a neighbor going over the top.	11/5/2019 2:08 PM
366	My biggest concern is people and/or companies buying or building homes in the mountains specifically to be Short Term Rentals. The result of this is an erosion of community in the small mountain towns. If someone is living full time in a home and want to rent out a basement or attached living space that is fine. The full time resident is still part of the community. I'd prefer a county housing policy that discourages dedicated STR properties in the mountains in general and in the small communities (Nederland, Ward, Raymond) in particular.	11/5/2019 7:37 AM
367	Property Rights of homeowners trumps all concerns.	11/5/2019 4:38 AM
368	Structure it more to help people stay in their homes , as in temporary help for seniors and disabled . DO NOT structure so people who do not even live here can make money .,	11/5/2019 3:26 AM

369	There should be regulations that prevent people from "running a hotel" in neighborhoods, yet allow limited STR in owner occupied residences.	11/5/2019 3:01 AM
370	Consider a process by which neighbors can have problems with nuisance rental units addressed.	11/5/2019 2:54 AM
371	Yes, I want real neighbors who live here rather than short term rentals. Neighbors who live here know how to use the trash system, they know if there is unusual activity around the neighborhood, and they generally keep a more normal schedule than those in short term rentals.	11/5/2019 2:33 AM
372	Have you seen the James Stewart movie It's a Wonderful Life"? I feel like the idea of short term rentals, which will make a few people massively rich at the expense of a nice community, was invented by Mr. Potter. Like Facebook, AirBNB needs serious regulation. Please dont inflict bad ideas on Boulder County. Boulder has a shortage of affordable housing. Short term rentals only make that worse. I understand there are other short term rentals in addition to AirBNB All of these should be regulated and limited to primary residence with owner present. Let's try to do the right thing for Boulder - not for investors. Their scheme is bad for Boulder.	11/5/2019 2:22 AM
373	We have had a very difficult situation next to us with an AirBnb rental. The owner has not complied with current regulations, however she is gotten away with continuous rentals after numerous complaining on our part and our neighbor on the other side of her. What's frustrating is there seems to be no enforcement- she was issued a cease and desist order back in July but continues to rent. Last August, one weekend was a bachelor party of 10 guys from Texas, more than the allowed amount and incredibly noisy. I could go on and on! Dyan Harden knows all about it. Case reference #ZON-19-0101. We need the County to protect our neighborhoods with strict regulations and enforcement!	11/5/2019 2:20 AM
374	Non residents who do not live in the area and purchase homes specifically for short term rental income should not be allowed to use their purchased property for short term rentals full time, or more then 30 days a year in a small community. It can really disrupt a small neighborhood.	11/5/2019 2:01 AM
375	History of concerns in our neighborhood re: difficult to find Aframe rental on property without defensible space wildfire mitigation - out of state property owner. One incident with a bonfire - placing many at potential risk of wildfire. Concerns about renters being unaware of wildfire risk, proper disposal of smoking materials.	11/5/2019 1:11 AM
376	I am very concerned about enforcement of the current and any future Land Use Code regulations. They are difficult to enforce now. How will this change?	11/5/2019 12:45 AM
377	I would like to see short term rental property owners registered with Boulder County. It would also be helpful to have an approval process that takes complaints and neighborhood input into consideration with ongoing approval/registration.	11/4/2019 11:41 PM
378	I am opposed to short term rentals. It is a use change which the neighbors did not approve and changes the character of the neighborhood. The neighbors buy property expecting a continuance of the use at the time of purchase. They are the victims of change after the fact.	11/4/2019 11:10 PM
379	Airbnb has decimated the rental market in many cities. The company doesn't help prevent fraud. They allow one landlord to violate local laws and rent many units. They won't reveal landlords who do this to local authorities. People looking for living accommodations have a much more difficult time finding places to rent. See this article for information about Airbnb fraud. https://www.google.com/amp/s/www.vice.com/amp/en_us/article/43k7z3/nationwide-fake-host-scam-on-airbnb	11/4/2019 10:36 PM
380	Neighbors have to be notified if homes close by are short term rentals and informed of who to call if there is a problem.	11/4/2019 9:41 PM
381	Short-term rentals are destructive of major Boulder County principals: neighborhood cohesiveness, affordable housing, right to peaceful enjoyment of one's home, low crime, low noise, low congestion.	11/4/2019 8:45 PM
382	Need to have STR pay the same commercial property tax rate as similar commercial establishments on the portion of home that is used as STR otherwise highly unfair to commercial tax payers	11/4/2019 8:40 PM
383	We are hotel property owners in Boulder County. There are so many inequalities between the STR's and lodging properties. Most of all the safety requirements for the STR are no where near those of City and County regulated lodging properties. Enforcement of any rules for these individual businesses (STR) is very difficult. And, again, the businesses taxes should be on a fair scale. The recent horrible incidents in other states are an indication that STR's are not safety regulated as lodging properties, though they are portrayed as being safe. There are many other building safety concerns as well, i.e. fire alarms, stairway lighting, other private property hazards. Guests and neighbors of the STR are subject to unknown people in their safe zone. It becomes quite expensive for government agencies to enforce rules and appropriately manage these "homes".	11/4/2019 8:03 PM
384	Allow ADUs in areas zoned Forestry if owner also lives on property!!	11/4/2019 8:03 PM
385	All short term rentals need to charge a "bed tax." Tourists need to pay there share, rather than dumping all of the costs (like roads, fire protection, and open space) on those of us who live here full time.	11/4/2019 7:32 PM
386	Is there a separate survey for Bed and Breakfasts? I would be less restrictive because the owner would have to be there and very involved in the daily operation.	11/4/2019 7:26 PM
387	I found this survey to be very useful, thanks for putting it out! Good luck!	11/4/2019 6:27 PM

388	Only to give thanks for the survey.	11/4/2019 6:04 PM
389	My interest is in allowing short-term rentals that aid residents in staying in their homes as taxes, fees, insurance and other homeowner costs escalate.	11/4/2019 6:00 PM
390	I know that many people enjoy the added income that these corporations (Airbnb/VRBO) bring to their property. But they are businesses that do not abide but business regulations that apply to other local business owners. My block has completely changed since these businesses have moved in and the greed and money have taken over. With all of the new development it Boulder, the city needs to be clear that these places will not be for new residents, it will be for people who have no plans to live here. They will buy with short-term rentals in mind. They know and hear from others that you can make a killing doing this and the city can do nothing to stop you. This is why Boulder is facing so many problems with crime, parking, etc. Neighborhoods are no longer neighborhoods, they have become businesses. I am for much tighter regulations on short term rentals and ADUs.	11/4/2019 5:52 PM
391	I don't believe communities need to sacrifice so a part neighbor can afford their second or more home. I recently moved into a neighborhood to escape the town of Nederland where I no longer had full time neighbors. When I bought my current home, I was bidding against investors who had no interest in living here. STRs require entire communities to sacrifice for the gain of wealthy people. I understand owner occupied houses trying to afford bills through STRs in their home, but don't believe communities owe wealthy people a certain vacation experience or a lucrative means of owning multiple properties.	11/4/2019 5:44 PM
392	The cost of living is making it almost impossible for some to live and work in boulder county. Affordable housing is also important and I think it is a separate issue to short term rentals. Those that I have seen needing housing would not be able to afford the rents in the short term rental homes /conversation and so with mild regulations to account for density of STR's, I believe less governance will allow more to survive in our area. The conversation of investors of course is present as well. When looking at density of STR's and regulating how many per neighborhood, it equalizes the conversation whether it's an investor or a homeowner and will make it more challenging for investors to find areas overall. 14 days/year doesn't help anyone survive in Boulder County and those I know who have 2 homes/family are residents/invest in the communities live here half of the year and need less regulation. In seeing how much money guests of STR's spend in our communities, it's way more than most residence because we have to find the cheapest places to shop and travelers spent a lot of money in the community where they are staying.	11/4/2019 5:37 PM
393	Rentals should also prohibit parties.	11/4/2019 5:05 PM
394	People should have more freedom to use their properties, which they pay taxes on. It is THEIR property, and as long as they aren't creating problems, there should be less governmental regulations on private property.	11/4/2019 4:58 PM
395	no	11/4/2019 4:44 PM
396	I understand the need for STR regulations, but I caution the county not to apply a one-size fits all approach and to consider the unique characteristics of the diverse communities in Boulder County. Perhaps distinguish the areas by districts, i.e. "Plains District," "Eastern County Subdivision Districts," "Agricultural Districts," "Historic Mountain Districts," etc.? Again, districts with few potential STRs will pose fewer problems, those with more potential STRs will pose more problems.	11/4/2019 4:30 PM
397	The less regulations by the county, the better. Renting services already help enough.	11/4/2019 4:29 PM
398	I think short term rentals are a great thing and there is no reason to unreasonably restrict them. We should allow homeowners to proceed with offering their homes or part of their homes for a short term rental as long as it doesn't unreasonably impact the neighborhood and the neighbors. This can allow people to afford staying in their homes, and it can bring more housing options to those who want to visit our area. I see it as a win-win.	11/4/2019 4:27 PM
399	residents should have the option to short term rent if the would like. It does need to be controlled somewhat. I like the idea of renting it part of the time, or full time if the resident lives on-site. I would like the option to rent my place if I was on an extended vacation.	11/4/2019 4:26 PM
400	The trails and open space around boulder is getting very busy.	11/4/2019 4:26 PM
401	none	11/4/2019 4:21 PM
402	Housing stock shortages have led to families with school-age children moving out from Nederland school district, leading to loss of enrollment and teacher FTE	11/4/2019 4:12 PM
403	Short term rentals have a positive effect on the economy and, so long as they are properly managed, a positive effect on a neighborhood. homeowners who properly manage their guests and reinvest into their homes are a benefit to the community. HOWEVER, what should be examined is what are the global rules governing the behavior guests and use of the property. restrictions on occupancy, cars, noise, parties, trash, etc... should be specified and violations should result in owner fines and potential suspension or revocation of rights. Please think about what issue you are trying to resolve and respect the rights of people who worked hard to create a reasonable retirement income and are responsible in the approval and management of guests through pre-rental vetting, surveillance and onsite management. Please don't cave to pressure from the big money hotel industry on this issue.	11/4/2019 4:12 PM

404	Yes! For mountain rentals (at least), I think it's really important that all renters are provided with general and specific info about fire in our ecosystem including dos and don'ts plus egress and evacuation information etc.	11/4/2019 4:09 PM
405	Focus on this positive impact STRs have on housing affordability--i.e. they give people the ability to reduce the total cost of their homes with rental income.	11/4/2019 3:53 PM
406	Let the homeowner determine the quality & quantity of guests they choose to rent to.	11/4/2019 3:53 PM
407	Short term rentals bring much needed tourist dollars to communities. Allowing ADUs to be used as rentals helps home owners pay the mortgage. Allowing extended short term rentals helps owners keep a house in Colorado when they may have to spend part of the year away.	11/4/2019 3:43 PM
408	Stay out of creating more regulations until you remove some. For every new regulation you want to consider you should be force to remove 5.	11/4/2019 3:30 PM
409	While I originally believed homeowners should do what they want with their property, after living next to an AirBNB for 2 years, I've come to believe they create two problems: reduce long-term rental stock; and reduce neighborhood character. People just come and go, killing sense of community.	11/4/2019 3:29 PM
410	I think short term rentals can increase tourism and are a responsible options for families and middle/lower income folks visiting the area. I would hope regulations would insure that rent is not raised by this land use but I don't think short term rentals are actually responsible for the insane housing prices in this area.	11/4/2019 3:22 PM
411	I think it's very irresponsible that Boulder County has no code for Long term rentals as we live near long term rentals that have a strong negative impact on the community. Short term rental property owners have a strong incentive to take good care of their property and be good neighbors to their neighbors. I believe Boulder County has a shortage of short term rentals in tourist destinations outside of the City of Boulder. I believe short term renters, properly educated can be a positive economic impact to Boulder County. I believe with the new taxes Boulder County needs to find the short term rentals not registered and get them in compliance with Wildfire Mitigation and Wild fire partners and in compliance renting to the number of people appropriate for their Septic systems.	11/4/2019 3:21 PM
412	Too often, Boulder gets hung up on extreme views, usually against change. Let's try expanded short term rental options, with reasonable steps for safety, noise, and care for neighbors, and then use the data to decide on next steps and longer term approach.	11/4/2019 3:15 PM
413	Put more emphasis on infrastructure (roads, etc.) before we invite more people/traffic to Boulder. Our focus has been high density housing, increasing short term rentals, while we don't have the infrastructure to support. Please change our priorities.	11/4/2019 2:50 PM
414	Current regulations appear to be working well. Stop trying to over-regulate this issue.	11/4/2019 2:42 PM
415	Additional regulations should be limited because they then entail additional unnecessary staff time.	11/4/2019 2:40 PM
416	Be thoughtful here please. Boulder is an extremely closed community already with limited diversity (in all senses). As a Hispanic, I am sick to death of the white privilege ALL over the land use conversations. Think how to make Boulder accessible to all, even for short periods of time	11/4/2019 2:30 PM
417	no	11/4/2019 2:10 PM
418	Whole home investment STRs are the big issue. It is a business run with no owner present. Very disruptive to community. Also believe STR's should be taxed at lodging rate that hotels have to pay. Why should we undermine the hotel/motel owner's business?	11/4/2019 2:06 PM
419	Noise during the evenings, especially outdoor parties. People visiting tend to forget that neighbors have to sleep and go to work. Consideration for the neighborhood.	11/4/2019 1:57 PM
420	Tax the property at the Com'l Tax rate as Colorado Springs is looking into doing. These STR's take up a lot of Town resources and they add ZERO to the community.	11/4/2019 8:51 AM
421	As a home owner here I would really like the process for having a short term rental unit made simpler. I do think there should be regulations to protect against big investors buying up houses to rent on Airbnb, but being able to rent out a bedroom in my house would make my life much easier and would not be a burden on my neighborhood. Before we bought our house, it was rented out to college students and multiple neighbors have said they are glad we will be living in the house long term and taking care of the property. For situations like mine where I will be living in the house while having guests, it should be quick and easy to rent out a bedroom since it is actually stabilizing the community. Please make it easier for people like me.	11/4/2019 6:31 AM
422	Opposed to over regulating short term rentals	11/4/2019 4:06 AM
423	None	11/4/2019 3:53 AM
424	Keep the zoning as it is w regards to ADUs.	11/4/2019 3:51 AM
425	The process should be a simple application with a self-sustaining fee and enforcement with fines for violations.	11/4/2019 3:39 AM
426	no	11/4/2019 3:03 AM
427	Talk to the leaders in the communities that make up Boulder County, regulate in a way that compliments local regs	11/4/2019 2:50 AM

428	I believe there should be more regulation of short term rentals because of my experience previously living next door to a frequently rented airbnb house on a cul-de-sac with limited parking.	11/4/2019 2:43 AM
429	Boulder is an expensive place to live and studies, such as the one conducted by Denver, show that short-terms rentals are not the reason it is expensive. There are many factors at play. Blaming short-term rentals for the problems that Boulder County is facing is lazy. Homeowners in Boulder County have the right to rent out their home for additional income. For-profit companies that are in the business of short-term rentals should be heavily regulated because they are out to make a profit and are not concerned about the community. I do not support restrictions on homeowners renting out their primary residence. I know a number of people who do this in order to pay the bills (they rent out and stay with friends). I absolutely support this and do not think Boulder County has the right to tell these homeowners how many nights they can, or can not, rent out their own private property. If Boulder County insists on heavily regulating primary residences, they will negatively impact the people who can continue to live in this county and will encourage the influx of investors who are looking to make a profit.	11/4/2019 2:04 AM
430	No additional regulations needed	11/4/2019 12:44 AM
431	I strongly suggest capping the amount of short-term rentals in addition to creating an annual registration process with economic benefit back to Boulder County. Registration fees can go directly to the Boulder County Housing Authority. Also, promote zoning for ADUs in all locations, but create land use codes to prohibit short-term rentals of ADUs. Rather, promote ADUs for low- and middle-income home ownership.	11/4/2019 12:15 AM
432	We already have limited housing, please don't allow any short-term rentals. These are rentals that could provide some much needed affordable, and middle-income housing.	11/4/2019 12:10 AM
433	Maintain individual property rights and economic benefit of local owners, do not allow businesses or corporations to buy up a bunch of properties to run from afar for profit.	11/3/2019 10:04 PM
434	Don't let out of state investors ruin our subdivisions!!!! Enforce all regulations with hefty fines ... we need to feel safe!!!	11/3/2019 8:19 PM
435	I believe the city of Boulder has overly restricted short-term rentals and believe the county of Boulder should not follow suit	11/3/2019 8:08 PM
436	I know this survey is for Unincorporated Boulder County. I don't think Boulder County should have allowed short term rentals for Incorporated Boulder County towns, as well. The traffic in and out of our neighbors homes in old North Boulder is frequent (almost every weekend) and appalling. This used to be a nice neighborhood, as recently as 7 years ago. Now real estate speculators are buying up homes to live in while they lease them out on the weekends. It's not good for the community.	11/3/2019 7:07 PM
437	Restrict undesirable outputs i.e. noise, leave inputs i.e. how many short term renters as flexible as possible. Consider taxing it to staff oversight to reduce potential negative outputs.	11/3/2019 6:14 PM
438	Property owners in unincorporated areas of Boulder county need greater flexibility in how they use their property. Short term rentals is a great way for property owners to earn money from their property while having minimal impact on their community. The County should encourage such endeavors by making the process of establishing short term rentals easy and convenient for the tax paying property owners who live in and support this county.	11/3/2019 6:01 PM
439	rules and procedures need to be publicized and readily available --	11/3/2019 5:45 PM
440	Over 100k people visit Boulder each year for Memorial Day Weekend (Bolder Bolder, Creekfest, etc.). It would be a shame not to allow residents to accommodate these folks and make a few bucks. Unfortunately, our Pine Brook Hills HOA voted against short-term rentals, with a few wealthy boomer residents citing a parade of horrors that in fact described issues we've had with long-term rentals, but to my knowledge, not with short-term rentals. My observation is that problems arise when the owner is absent. That said, I would not begrudge anyone the right to rent out their home when they're going to be away long-term. It's also becoming increasingly difficult to hang on financially in Boulder. We focus so much on how to provide affordable housing for the caregivers, dancers, musicians, yoga instructors, grocery baggers, etc. What about people that already own homes here and want to stay? Taking in roomers is a necessity for many of us when times get tough. Personally, I don't want to do a 6-month or 1-yr lease, because as a single woman, it can be daunting to deal with the occasional disrespectful renter(s). Best just to do a shorter lease that auto-renews. Much more importantly, I think we should move quickly to enact regulations to protect our residential real estate market from speculation. Our market is considered the "most stable" in the U.S. This makes us a prime target for the type of speculation that destroyed Vancouver, BC. and many other west coast markets. https://business.financialpost.com/real-estate/billions-in-dirty-cash-helped-fuel-vancouvers-housing-boom Let's take a look at the legislation they enacted in response and maybe we can get ahead of it.	11/3/2019 5:39 PM
441	I would like to hear more about WHY this is being taken up at this time. Are there lots of complaints, and if so, what are they related to? Too many folks, noise, etc? Please give more information so I can see why this is important at this time. Regulations for the sake of regulations don't appeal to me, and I don't see the need for them. I favor less regulation overall.	11/3/2019 5:19 PM

442	There are simply too many downsides to owners who do not have short-term rentals. Fire, commission of crimes (witness the killing of 5 on Halloween at a STR), noise, failure to be able to sell homes if they are near an STR or loss of value that otherwise would have been realized, increased expenses for maintenance of our common areas (lake, tennis court, parks, trails, ROADS) because these short-term renters ARE using these! The County should NOT support one group of owners depriving another of the right to peaceably and safely enjoy their homes and the full resale value of those homes. A RESIDENTIAL AREA IS NOT A HOTEL OR RESORT AREA!	11/3/2019 5:06 PM
443	Many of rely on the extra income. Life is harder and more expensive in the mountains. The impact to neighbors is non-existent to minimal in my opinion.	11/3/2019 5:03 PM
444	In an area where housing prices are sky-high and dictated in part by limited inventory, catering to short-term rentals negatively impacts the full-time community by diluting the available rental stock. Take care of our own community members first! There are plenty of hotels around for visitors!	11/3/2019 4:59 PM
445	Articles on the impacts of STR's https://voxeu.org/article/short-term-rentals-and-housing-market https://www.uclalawreview.org/los-angeles-displacement-and-the-rise-of-airbnb/ https://www.planetizen.com/news/2019/04/103897-results-short-term-rentals-fewer-long-term-rentals-fewer-homes-sale-higher-rents https://snowboarding.transworld.net/features/long-term-effects-short-term-rentals-examination-mountain-town-housing-crisis/ http://www.sharebetter.org/wp-content/uploads/2019/01/Impact-of-New-STR-Regs-2019.pdf https://www.linkedin.com/pulse/good-bad-ugly-short-term-rentals-lukman-hajje	11/3/2019 4:43 PM
446	Let's focus on long-term rentals so that we can create a community where our workers can actually live where they work rather than creating more tourist accommodation. In my experience, short-term renters are often not respectful of their neighbors or the neighborhood in terms of noise and trash.	11/3/2019 3:33 PM
447	no	11/3/2019 3:12 PM
448	As mentioned, there are MANY national examples of local governments supporting short term rentals and then regretting their actions due to unintended consequences. Boulder should not make the same mistakes! Short term rentals belong in places within towns or cities or counties where there is existing mixed use zoning, NOT where people invest in homes. Safety, traffic, home values, etc issues are just the tip of the iceberg. See comments and hearing record associated with Jon Gerber's application. There was not a single resident who spoke up in support of it at the hearing. We have since had numerous problems with his renters. Regulations should be developed to ensure people wanting to make extra money with hotels should only be allowed to where the zoning clearly supports it and is not ambiguous.	11/3/2019 2:57 PM
449	License enforcement! Safety enforcement! Occupant limits enforcement! If you allow the ADU to become a short term rental it defeats the purpose of providing housing to commuters. ADU is for long term or everyone will have short term rentals.	11/3/2019 2:37 PM
450	No	11/3/2019 2:35 PM
451	The recent incident in Orinda, CA brings up issues of safety...particularly in fire prone locations. As an example, larger properties might be inappropriately used as event venues. Strict management needs to be implemented to protect vulnerable communities where access to municipal services are not as readily available.	11/3/2019 11:53 AM
452	Stop with all the rules and regulations! Look at what's happening to freedom in this country!	11/3/2019 1:18 AM
453	The conditions in the mountains with short term rentals impact the health and safety of the entire county. The risk of fire, streams, septic load and historic areas are important to consider with this topic of short term rentals. One more thought about ADU's. It is not presumed that an owner is on site when an ADU is occupied by a short term renter. ADU's should have the same obligation to be certified and managed to avoid risks outlined above. Thank you for seeking public input on this important topic.	11/3/2019 12:50 AM
454	Nope. Let people do what they want with their property.	11/3/2019 12:11 AM
455	I would hope that homeowners who use their home for short term rentals would respect their neighbors at the same time they are meeting their own needs.	11/2/2019 11:44 PM
456	Less regulation is better	11/2/2019 11:21 PM
457	We should honor a home owners right to utilize his/her property for his/her own economic benefit.	11/2/2019 10:54 PM
458	Boulder cannot afford stripping its extremely limited housing options for residents to be given away to wealthy investors and speculators looking to make money in our communities. Study after study has shown that SROs exacerbate housing shortages and increase rents, and that is an outcome completely at odds with boulders needs to grow our affordable community.	11/2/2019 10:06 PM
459	I believe affordable lodging options such as Airbnb help bring visitors into the county. This in turn has a positive effect on local businesses. It may also give struggling homeowners a way to continue to live in our expensive area. We've used Airbnb dozens of times with no bad experiences. The majority of owners will use good judgement before they rent out their property to strangers. Traffic is most definitely not a concern. There are already laws established that cover problems that may arise. Parking enforcement and the police enforce these laws.	11/2/2019 9:25 PM
460	What I do with my private property is my business.	11/2/2019 9:01 PM

461	The wording of this survey is deceptive. People should not be able to run unlicensed hotels. Airbnb should not be able to operate in Boulder County because they have broken the law in multiple localities. Short-term rentals are different than illegal hotels and should be allowed.	11/2/2019 8:00 PM
462	Please don't further endanger this already overused ecology and our unique historic communities. Freeze new development and building permits and don't allow short term rentals.	11/2/2019 7:48 PM
463	If allowed it needs strict oversight. If you do not have the funds to do it right, then don't do it.	11/2/2019 7:35 PM
464	city should make this legal as well.	11/2/2019 6:39 PM
465	You should also survey those who have been through the process of registering and getting approval for short term rentals.	11/2/2019 6:08 PM
466	Renters need to be properly vetted through social media reputation, in good standing.	11/2/2019 5:57 PM
467	Neighborhood HOA's should be made aware when outside renters will be present in the sub-division. Neighbors can then be aware that they might see outside visitors using amenities meant for residents only. Renters should be made aware of any use restrictions of this kind (eg: fishing in HOA pond, using playgrounds, etc.). OR simply not offering exclusive neighborhood amenities to renters.	11/2/2019 5:47 PM
468	There should be a requirement regulating renters respecting fire bans and speed limits set for the neighborhood/area as well as noise regulations.	11/2/2019 4:47 PM
469	allow but regulate all units, regulations should include strict limitation on number of vehicles and manner in which to enforce vehicle overload using other property owners ropery	11/2/2019 3:04 PM
470	countyy Should require background check on guests renting short term rental. For safety purpose	11/2/2019 2:58 PM
471	Please bear in mind that STRs can be a good option for people to earn extra income, allowing them to stay in their home after retirement. Boulder County is an expensive area to live.	11/2/2019 5:43 AM
472	I very strongly agree that ADUs should be allowed on unincorporated Boulder County property for personal residential use, i.e. for 'mother-in-law' or 'granny' residences, whether or not BoCo Land Use decides to allow then for short-term rentals.	11/2/2019 4:56 AM
473	BoCo, stay the heck out of my life. This county has too many restrictive land use regulations.	11/2/2019 3:27 AM
474	no	11/2/2019 3:09 AM
475	Let people do what they want with their properties! Boulder County is not an HOA! AirBnB is a lucrative opportunity for property owners and it brings tourist dollars to areas otherwise underserved by hotels or affordable accommodations. People want to vacation in Colorado but can't afford a hotel - why would you turn them away?	11/2/2019 2:32 AM
476	Less rental and more owner occupied would benefit Boulder greatly. Policies should focus that.	11/2/2019 2:30 AM
477	short term rentals benefit everyone. Government should be to enrich peoples lives. My being a short term rental owner, supports my life, I wouldn't be able to live here otherwise. Why don't you just support people. This is a good thing for every one. My neighbors love that I rent and people get to see how wonderful Boulder County is. Please support us.	11/2/2019 12:20 AM
478	I feel that with such a strong property market, helping people afford to own their own property if that means short term letting should be allowed. I would like to see a measure take to stop investors buying up property for the purpose of short term rentals.	11/2/2019 12:12 AM
479	Our short-term rental earnings have allowed us own a home in a market that would otherwise be out of reach.	11/2/2019 12:05 AM
480	The role of Government should be to support and improve the lives of it's citizens. Short term or long term rentals benefit everyone. They are my main source of income and the joy of my life. If I did not have this I would have to move from Boulder because I am a senior and could not afford to live here. Please support people to have good lives instead of knocking them down.	11/1/2019 11:39 PM
481	this is all so great. thanks for listening	11/1/2019 11:26 PM
482	Please stop all short term rentals in the foothills and mountain communities. It is a disaster. The current regulations are being violated daily and if the regulations are lessened, the abuse will be totally out of control. It is already making our lives miserable and is not being enforced or regulated.	11/1/2019 11:13 PM
483	Short term rentals in isolated areas don't impact the neighbors in the same way that rentals would impact the areas where owners share private roads and driveways.	11/1/2019 10:49 PM
484	Thank you! You should loosen up the ADU requirements or encourage residents to rent their properties for long-term rental rather than short term rental. The City of Boulder has made short-term rentals much easier than the ADU qualifications, so they sent a message that they'd prefer their residents to rent to visitors rather than community members with housing needs. Don't make the same mistake. Consider the climate impacts and the traffic impacts of our daily commutes!! Thank you for asking.	11/1/2019 10:38 PM

485	People should have liberty and freedom. Zoning has been a destruction tool used to separate people. We should probably get rid of most zoning regulation as it has been disastrous to our cities and lives! Please, consider the mistakes of the past. The planners who came up decentralized cities with single family housing and "neighborhood units" made serious mistakes that will cost future generations. Please, start slow ... evaluate and be reactive, not proactive. I am concerned it's the BOOMERS push this nonsense.	11/1/2019 10:06 PM
486	It's hard enough to find affordable housing for middle income residents like myself. Allowing residential units to be dedicated to rental properties would make the process of finding a home more difficult and expensive than it already is. People fortunate enough to own homes probably don't need an extra income stream. Certainly not if they own more than 1 home.	11/1/2019 10:01 PM
487	no	11/1/2019 9:54 PM
488	ADUs should be allowed for any reason. Limiting them to ag worker units, FCUs, and historical units is overly regulatory and for almost no community benefit.	11/1/2019 9:36 PM
489	No	11/1/2019 8:48 PM
490	Thank you for reviewing the Land Use Code with respect to short-term rentals, and for providing this survey. Short-term rentals can be a terrific opportunity for both renter and owner, and allowing the market to be open and unrestricted is a wonderful policy. Again, thanks!	11/1/2019 8:38 PM
491	NO	11/1/2019 7:07 PM
492	compliance to building and fire codes, to include Fire sprinklers or separation of spaces	11/1/2019 6:36 PM
493	Land/homeowners have the right to use their property as they wish if the property adheres to safety standards. If it is determined that such property is used for illegal or criminal purposes the land/homeowner should be held to the highest extent of the law.	11/1/2019 6:24 PM
494	It is good for the economy. It makes homeownership possible for younger people. We have a lack of younger students at Flatirons elementary because young people can't afford boulder	11/1/2019 4:37 PM
495	As noted above, a progressive tax policy is a far better solution than regulation and bans to solve this issue. Taxes can be throttled to influence supply and demand whereas a ban just incentivizes a black market, hurts those who follow the law, and economically hurts those who rely on this income. A homeowner renting out an extra room does little to no damage to the community and doesn't significantly increase home prices and should be taxed minimally. An individual or corporation that buys up a number of homes as investments does significantly damage the sense of community and drives up home prices. As such, those types of properties should be taxed heavily to discourage (but not ban!) them. As a side note, I worry about the use of surveys to inform policy decisions. It seems to me that the citizens will fall neatly into two camps: those who own short term rental units and are against regulation and those who don't and are for it. But it removes all nuance to policy. I hope the lawmakers are able to be thoughtful in their approach.	11/1/2019 4:36 PM
496	NO	11/1/2019 3:36 PM
497	Over reach of government.	11/1/2019 2:09 PM
498	no more regulation	11/1/2019 12:17 PM
499	Please allow people to rent ADU's in the forestry zone, both short-and long-term, with management on-site. This would allow people of ordinary means to buy into the market, and provide rentals for young, single, and elder folks who need less space. I'm in favor of short-term rentals with local management or on-site owners, and am ok with more lax rules in touristy areas such as near ski areas.	11/1/2019 2:10 AM
500	City of Longmont has a fairly good set of regs.	11/1/2019 1:42 AM
501	Additional staffing will be necessary to implement new services.	10/31/2019 10:27 PM
502	Please set a good example for our county. So smaller communities can have guidelines and somewhere to start with this ever growing problem. We need local residents, not guests.	10/31/2019 9:12 PM
503	If STRs are increased, approved etc in my neighborhood, that would affect my property value, and I would expect my property taxes to be less going forward.	10/31/2019 5:31 PM
504	I believe that a liberal policy allowing short term rentals will add a valuable dimension to Boulder County's charm and tourism economy.	10/31/2019 5:27 PM
505	thanks for asking	10/31/2019 5:09 PM
506	Minimal regulations should be required.	10/31/2019 4:35 PM
507	The USA has a long history of land ownership and rights to use that land as the owner sees fit. We should continue to honor that tradition.	10/31/2019 4:14 PM
508	Allowing people to use short term rentals will allow for the average home owner to capitalize on the large influx of people that come into the city. Rather than just letting the hotel operators gouge tourists, students and students' families.	10/31/2019 3:53 PM
509	My primary concern is safety. Safety of the neighborhood (especially children), safety on the roads, fire safety. For example, if STRs exist on a cul de sac. I am also concerned about the effect on property values and the corresponding effect on the property tax base.	10/31/2019 3:08 PM

510	The current level of regulation seems adequate to me. Many HOAs (such as mine) forbid short-term rentals and if that's the will of the residents of a community, the county need not be involved.	10/31/2019 3:07 PM
511	Thank you, I strongly believe owners should have maximum rights with regard to short term rentals as long as they're not infringing on neighbors or disturbing community peace!	10/31/2019 2:59 PM
512	I've lived near an ADU for 5 years. While I recognize my neighbors' right to make additional income, I resent the huge influx of traffic on my quiet road, people who don't watch out for my children and pet, and frankly, the additional wear and tear on a private road without compensation.	10/31/2019 2:45 PM
513	Don't overburden property owners as you usually do with regulations but please protect the mountain areas from abuses from irresponsible rental property owners.	10/31/2019 2:14 PM
514	This really comes down to the culture of the neighborhood. We used to rent our our condo downtown boulder to short-term renters and it was great. Now that we are in a more matured subdivision where the neighbors all know each other it wouldn't be appropriate to have this type of activity here. There is a need though to rent your house to another family during holidays.	10/31/2019 1:05 PM
515	Keep as is. Thanks!	10/31/2019 12:58 PM
516	Boulder County is more and more becoming the home of only the 1%. Let residents use their properties to make some income so they can stay in them. Long-time residents are being forced out by higher taxes and increased costs of living. Often their biggest asset is their home. Let us use our homes to stay in them.	10/31/2019 12:52 PM
517	Private citizens take out large mortgages to purchase their own homes, trading decades of life force for them. They should be able to use or rent their asset as they see fit without control from an elected body who has no stake in the assets.	10/31/2019 12:45 PM
518	As previously stated, we did not purchase our home to live next door to a motel type of house.	10/31/2019 12:25 PM
519	No	10/31/2019 11:24 AM
520	I would rather see a relaxed attitude toward short term rentals. Have consequences spelled out for those who have complaints ,damage, negligence issued against them. Taxes must be paid or licensing is in jeopardy. I have rented all over the world with my family and have never had a negative experience. Hosts want to rent to good people- give them the benefit of the doubt.	10/31/2019 4:18 AM
521	BoCo LandUse office is overactive and overreaching. It is stifling the county. Do not add another layer of unnecessary bureaucracy to the county.	10/31/2019 4:02 AM
522	I really don't know much about regulations for short-term rentals, I just know that when people are renting, they use the amenities and hurt the amenities. If there were more regulations maybe fewer people would do short-term rentals...but then again I think owners should have the freedom to rent their primary residence if they'd like.	10/31/2019 3:44 AM
523	The problem with short term rentals mostly comes from the increase in transient traffic and from (generally) more disruptive tenants...a weekend party acts differently from a long term renter who has an interest in becoming part of the community. This is especially true in the mountains where short term renters who arent familiar with mountain roads often speed and drive dangerously, dont understand or care about how noise carries across valleys, dont pay attention to wild fire risk, etc. The most important thing is that the county has strong enforcement measures to ensure that property owners are held accountable for their renters. If a property is rented and the renters are being disruptive, the neighboring residents should be able to notify the county and be able to rely on the county taking fast and meaningful action. A fine alone most likely won't incentive property owners who rent their property because they'll just pass it on to any tenants who happen to trigger it and then go on renting as if nothing happened. There should be a system where property owners can be banned from renting their property in the future if their property receives complaints from neighbors(such as for noise, speeding, improper parking, etc). For example, 1st complaint is a \$500 fine, 2nd complaint is a 6 month ban from short term rentals, 3rd complaint is a 3 year ban. Complaint count should be per property and be cumulative without expiration, not reset with each new rental.	10/31/2019 3:44 AM
524	off street parking requirement is needed.	10/31/2019 3:38 AM
525	The County should keep its nose out of people's business.	10/31/2019 3:11 AM
526	Short-term rentals are a huge problem through-out the country and generally trade off the "rights" of property owners against those of their neighbors. There is a reason why hotels have to get special licenses. It's bogus to impose these (very much) in dense residential areas (however small overall).	10/31/2019 2:54 AM
527	I think this survey shows the stereotypical Boulder County bias of starting with a conclusion and backing into a desired outcome.	10/31/2019 2:44 AM
528	Keep our land use codes reasonable	10/31/2019 2:17 AM
529	Neighbors should have a say in short term rental quiet time agreements	10/31/2019 1:58 AM
530	Make it the least restrictive language possible with the leadt amount of government interference. Many of us live on several acres in unincorporated Boulder county. I'd love to do a small ADU that I could rent to my co-worker at BVSD. She and I make \$1400/mo. Try to find a place to live in Boulder on our salary!	10/31/2019 1:54 AM

531	STRs have had a positive impact in the remote areas and mountain communities (cabins better maintained, business to local restaurants/shops, etc). Please consider limiting regulations but keeping fire safety a priority.	10/31/2019 1:43 AM
532	Rules should encourage resident owner rentals over non- resident businesses type owners. Short term rentals can provide a much needed economical place for visitors to stay when visiting family, for out of state or overseas visitors to get the chance to stay with locals and see boulder county from a residents viewpoint. In contrast, short term rentals run like cheap hotels by absentee owners can ruin a neighborhood.	10/31/2019 1:09 AM
533	I'm impressed and encouraged that you're gathering public comment. If it's not too late, I'd add a question on whether the person has ever been a guest of a short-term rental. It would be interesting to see if they're majorly opposed to them, yet use them themselves... They are very convenient and really help the visitors to experience the local area in a much more fulfilling way vs staying in a hotel.	10/31/2019 12:07 AM
534	no	10/30/2019 11:39 PM
535	I cannot afford to live full time in Boulder County. I strongly believe restrictions on land use drive increased prices.	10/30/2019 11:29 PM
536	encouraging visitors and making it easy for them to stay here is a good way to encourage income for property owners. Encouraging that to occur without burdensome regulation by the County will encourage people to stay in alternative locations other than in the cities.	10/30/2019 11:22 PM
537	Boulder county already has their property owners jumping thru so many hoops it's ridiculous. Allow people to pay the mortgage any way they can legally. Enough with the regulations	10/30/2019 11:18 PM
538	why all the hate for airbnbs? me and my family uses them all over the world.	10/30/2019 11:11 PM
539	Protect our 5th amendment. Stop government over reach!	10/30/2019 11:08 PM
540	Please consider updating land use code for long-term rentals to allow homeowners in unincorporated areas to build ADUs for long-term rental use.	10/30/2019 11:02 PM
541	Check with law enforcement on the number of issues they have had or reports files or citations given on str Vs residents. I think you'll find str guests are model citizens when you look at the data. The myth that strs are party houses are more of a fear of the unknown than fact imo.	10/30/2019 10:39 PM
542	The current County rules are largely adequate. There should be no radical change in them. The underfunding of the Land Use Department is major problem. Its resources are not adequate for the enforcement necessary now, and with the spread of STRs the situation is going to get much worse. To fund the necessary oversight, the County will need to devote more general fund support to the LUD and/or it may need to impose a rental tax.	10/30/2019 10:14 PM
543	My understanding is that people move out of the city for more freedom from rules and regulations. It would be nice to leave them be.	10/30/2019 10:10 PM
544	It's very important to have a local manager who can be contacted by renters or by neighbors in case a problem arises.	10/30/2019 9:43 PM
545	Lack of accessible housing is a huge problem in Boulder County. By requiring a certain percentage of STRs to be accessible (just as hotels need to have a percentage of their rooms accessible), we will begin to improve the overall stock of accessible housing. STRs will not be STRs for the life of the dwelling. They may become affordable supportive housing at some point, and they should also be accessible.	10/30/2019 9:32 PM
546	Short term rentals should be required to be safe and energy efficient. This should not be a way for sub-standard homes to be used to generate revenue.	10/30/2019 9:13 PM
547	As a mother of 4 I find it really difficult to use "traditional lodging" when I travel with my children. I also think that the owners should have the right to rent some or all of their property as it serves as a win win especially in a family friendly area such as Boulder County.	10/30/2019 9:10 PM
548	Sanitary, water, traffic and noise pollution are of my primary concern that we don't allow this to create problems taxpayers have to deal with. Owners should have the ability to supplement their income without overburdening them with regulations and costs that make the rental impractical.	10/30/2019 8:57 PM
549	Regulation need to be better so as to prevent those who comply with the law from being at a disadvantage to those who do not comply	10/30/2019 8:56 PM
550	Please also add consideration of agri-tourism and BNBs. These can provide an excellent learning opportunity for those who aren't often exposed to the historical agricultural nature of rural Boulder County!	10/30/2019 8:53 PM
551	This code should be written to benefit the residents and property owners of the unincorporated county. Not to please residents of the City.	10/30/2019 8:52 PM
552	I am concerned with being able to stay in my house as I age and in this community in general. This may help me age in place.	10/30/2019 8:27 PM
553	None	10/30/2019 8:26 PM
554	I AGREE WITH SOME REGULATIONS	10/30/2019 8:17 PM
555	Will the s/t rentals produce any income for Boulder County to be able to do inspections of the rental properties and make sure they are safe and being used properly?	10/30/2019 8:11 PM

556	As a short-term rental user, thank goodness I was staying in someone's home rather than Motel 6 while my father was dying in a Hospice House. It is my observation that the loudest voices against STR in Allenspark are those wealthy enough to not worry about making ends meet or those who cannot tolerate any kind of change or those who simply have nothing better to do with their time than mind their neighbors' business.	10/30/2019 8:04 PM
557	I like in Boulder, but work for JeffCo. We're also looking at updating our STR regs and would love to stay in touch with you about the results of this process! ahalberg@jeffco.us	10/30/2019 8:03 PM
558	Inspections and registration should be required.	10/30/2019 7:58 PM
559	I wish that you would control absentee property owners from owning investment property to simply rent out as short term rentals...if a property is going to have a short term rental it should be mandatory that the owner live on or nearby the property so that they can monitor the renters and insure that the community is safe !	10/30/2019 7:48 PM
560	Boulder county should permit zoning for tiny houses	10/30/2019 7:43 PM
561	Please consider the business this brings to coal Creek canyon (unincorporated boulder county)	10/30/2019 7:41 PM
562	Further restrictions on short term rentals will hurt property owners that struggle with the high costs of living in Boulder county	10/30/2019 7:41 PM
563	N/A	10/30/2019 7:40 PM
564	I appreciate that this issue to being addressed.	10/30/2019 7:33 PM
565	I see vacation rentals becoming a larger and larger issue in the Boulder County foothills, as an increasing number of investors appear to be using vacation rentals as a higher-paying alternative to traditional renting. We live on a private road which is no longer private, thanks to the constant stream of strangers who may or may not be associated with vacation rentals.	10/30/2019 7:32 PM
566	All short-term rentals violate neighborhood codes! They are hotels or businesses, and should not be in residential locations!!!	10/30/2019 7:29 PM
567	Too many regulations. Stop it already.	10/30/2019 7:28 PM
568	Noise ordinance should be enforced for short term rentals and required in the lease terms.	10/30/2019 7:13 PM
569	too many unforeseen consequences for a layperson to offer opinion on what may be a contentious issue people should be allowed to use their home for extra income only if it doesn't interfere with others' rights to enjoy their property would need to know how various models have worked in other towns	10/30/2019 7:10 PM
570	For ADUs, while I feel strongly that they should be able to be used for STRs, I also feel that restrictions do need to apply to preserve the safety and enjoyment of neighbors.	10/30/2019 7:08 PM
571	I'm anti regulation mostly	10/30/2019 7:03 PM
572	As the population ages, as cost of living rises, and as income to lower and middle income people continues to diminish--all rapidly developing trends--it is critically important for regulatory entities to not prohibit citizens from developing needed income streams. Short term rentals appear to be a generally harm-free option and i hope sane and responsive rules can be developed.	10/30/2019 7:03 PM
573	Short term rentals of remote mountain homes accessed by private roads constitutes trespassing by any but the legal landowners. Renters are generally not sophisticated about noise, fire, and given circumstances of mountain residency. I have seen first hand negative results from a short term rental in my area, including (but not limited to) fireworks during a fire ban, abandoned vehicles by people too drunk to stay on a dirt road, loud music, occupancy of a three bedroom home with a 1000 gallon septic tank (already a problem) by ten or more people, total strangers seeming to "case" the neighborhood (there was one burglary that resulted from a short term rental), increased traffic and wear on a private road that residents pay to maintain, and the general disruption of neighborhood relations with the continual incursion of strangers. Short term residency in cities or near cities, where people are more accustomed to large numbers of residents and visitors is one thing; allowing the same usage in remote, private areas is quite another.	10/30/2019 7:00 PM
574	Force the police department to follow up on scams. The Boulder officer told me that at least half of the Craigs List offerings are a pure scam and many of the AirBNB's also. They won't even make a call or try to solve the case. Sad.	10/30/2019 6:59 PM
575	Short term use should generally be allowed as long as it is for lawful purposes, does not create a hazard, does not degrade or decrease the current appeal of the area and is not in a suburban equivalent area.	10/30/2019 6:57 PM
576	NO regulations!!	10/30/2019 6:55 PM
577	Regarding number of people allowed to occupy a property. I believe the current regulation already restricts the occupancy to 2 people per bedroom with the caveat that the septic system must support the number of bedrooms and there must be a parking space per bedroom. That regulation is appropriate in my opinion.	10/30/2019 6:55 PM
578	Allowing property owners to easily rent their homes short-term is a benefit to guests, hosts and the community by leveraging existing resources.	10/30/2019 6:47 PM
579	look at other communities that deal with it. Cannon Beach in Oregon has a high visitor ratio (ocean visits). They have a pool system, community cap. It appears to work well.	10/30/2019 6:44 PM

580	Enough regulations already. KEEP IT SIMPLE!!!	10/30/2019 6:41 PM
581	Finding a balance that considers the many consequences of short term rentals is challenging, but it is a challenge the Land Use team is well equipped to manage.	10/30/2019 6:39 PM
582	We rely on short term rental income to support our family in increasingly expensive Boulder. It's a way for us to afford to live here on our non-profit salaries. Allowing them is a great way to keep boulder affordable for middle class families.	10/30/2019 6:38 PM
583	As the numbers of people coming from radically different environments move into Boulder County, there should be an increase in services for mountain communities that allow for us to maintain the beauty and safety of western Boulder County for all users.	10/30/2019 6:37 PM
584	Support agritourism and B&B's in Boulder County. Initiate attractive signage program directing prospective participants to these sites (see Vermont's program -- they're informative and have been very successful from both the owners' and visitors' perspectives (helps people learn about agritourism, sites, and activities).	10/30/2019 6:35 PM
585	Please keep residents and property owners up to date on the regulation process.	10/30/2019 6:34 PM
586	Private Property rights are part and parcel of homeownership. Colorado is a tourism driven economy - Boulder is a highly desirable destination, home to a well known university and industries that rely upon diverse housing options - short term rental options are a key component of maintaining this thriving community	10/30/2019 6:33 PM
587	Short term rentals will negatively effect affordable housing. No way around that...	10/30/2019 6:32 PM
588	Quite a few, actually. But as of now, Boulder County required me to cancel people's honeymoon plans, vacation plans, and all kinds of things that people had planned. This is so unfair when the regulations are not strictly enforced. They are only selectively enforced against the unlucky person here or there that has someone complain about it.	10/30/2019 6:31 PM
589	Incorporated Boulder County should also allow short term rentals.	10/30/2019 6:29 PM
590	No	10/30/2019 6:21 PM
591	Boulder County does not need to regulate rentals such as AirBnB, VRBO, etc. More government heavy handedness is not needed	10/30/2019 6:18 PM
592	I came from CA and a small town. STR were allowed and it changed the personality of the town. People that rented did not care about the city they visited only that it was cheap	10/30/2019 6:18 PM
593	I think that more regulation is unnecessary ESPECIALLY in unincorporated Boulder County. Sure, if an extra tax is imposed to match hotels, I understand. Most people who live in unincorporated Boulder County do so to have their privacy respected. If their short term rental dwellings are not affecting anyone, they should be allowed to do as they wish with THEIR property. I work in Downtown Boulder and have personally discussed this issue with many individuals throughout the years. STR bring so many positive outcomes. They support small cleaning businesses, local shops and restaurants, parks, historic sites, etc. It would be extremely short sighted of Boulder County to heavily regulate this! I know families who use their money on STR to pay for their families healthcare which they otherwise couldn't afford. Please let them be! It keeps money local as opposed to large corporate hotel chains. Boulder needs to continue supporting small business!!!!	10/30/2019 6:18 PM
594	Short term rentals provide income for average people. The county should stay out of regulating them and let people make money. Studies show short term rentals have little to no impact on the cost of housing. The main beneficiaries of limiting short term rentals are hotels.	10/30/2019 6:15 PM
595	I think the current regs for STR's are ok but they should be followed. There are so many STR's without the permits required and when we have sent emails nothing has been done. Why have regs if they aren't enforced. We moved up here for privacy and these STR's impact that with the zoning we bought under.	10/30/2019 6:14 PM
596	Boulder County is an expensive place to live. We need to allow residents to offset high mortgage payments with short term rentals.	10/30/2019 5:53 PM
597	Both short term rentals and ADU's should be required to meet specific fire safety requirements (fire extinguishers properly mounted, smoke & CO detectors, exiting requirements, etc.)	10/30/2019 3:01 PM
598	I work full/time for Boulder County and am concerned that encouraging any short-term rentals will result in fewer and less affordable housing options for County residents (and employees), like myself, who have to rent and cannot afford to own a home in Boulder County. As an Eldorado Springs resident (long-term renter) I am also concerned about the impact that short-term rentals will have on the community quality of our neighborhood and the invaluable natural environment itself. Thank you for considering resident opinions about protecting housing and housing costs!	10/30/2019 2:09 AM
599	I believe property owners should have the right to use their property how they choose unless there is a legitimate reason to restrict the use, not just a fear of what might occur	10/30/2019 1:39 AM

600	Being a Boulder County mountain resident, I see no issue with the current land use code regarding short term rentals. I believe it is someone's individual right to do what they please with their property as long as it is not affecting others in a negative way. Short term rentals and vacation rentals GREATLY benefit our local economy. We live in a tourist area and a great portion of our economy is based on tourism. More regulation will only damage this. It helps keep money local instead of supportinf big time hotel chains. Short term rentals give great recommendations for local business, as well as create jobs for other local businesses such as cleaning companies, management companies, maintenance and repair companies, etc. It would be very short sighted Of Boulder County to stop the positive flow in which STR create.	10/30/2019 12:22 AM
601	The 2 issues I think are most important to consider are not compromising affordability for long-term renters and not compromising neighborhood cohesion by introducing high levels of transient visitors.	10/29/2019 11:13 PM
602	I am shocked beyond belief that the county is considering imposing any additional restrictions whatsoever on property-owners. Anyone renting out their home should be fully responsible for any damage or nuisance cause by the renters, but no one other than the homeowner should be able to influence the decision of whether or not to rent one's home.	10/29/2019 10:49 PM
603	There are so many positives to allowing short-term rentals, especially in the areas near Eldora Ski Resort - not as much traffic up/down the canyons, MUCH greater spending in local businesses - shops/bars/restaurants, etc, Guests appreciate much more being a part of the community rather than just up for the day!!	10/29/2019 9:58 PM
604	Not all of us inherited our mountain properties (like the nasty Phil Stern. If I cannot do short term rentals, I will loose my place. Not right. I am a responsible property owener and supervise my rentals closely;. We should be able to survive. I hate the jerks who have never given anything but conflict to our community havinig so much voice.	10/29/2019 9:38 PM
605	Extremely impressed by the questionnaire and consideration of Boulder County to ask the residents of this county to give their opinions/thoughts on what must be a challenging task.	10/29/2019 8:12 PM
606	I believe that short term rentals of high-quality should be available to visitors in unincorporated boulder county. Many people want to visit these gorgeous areas and short term rentals allow people to experience Boulder County at its finest.	10/29/2019 8:08 PM
607	Please don't take this away. Having the use of STRs in areas that are heavily sought after like Eldo or Chatauqua helps decrease car traffic into the state park, allows guests to be close to their destination, and provides users a great vacation opportunity for which then they go and tell everyone how awesome Boulder County is! It is a great way for us to share our awesome communities.	10/29/2019 8:08 PM
608	None	10/29/2019 7:58 PM
609	While I think that airbnbs and other short term rentals are a great way to immerse into a community, it needs to be regulated so that there is a community to see there. The issue with these short term rentals is that wealthier people can buy 5 or 6 of them in this area, all the while living in another start or even country. These properties should be reserved only for those who live there as a primary or secondary residence and only rent it out when they don't stay there (30 day minimum per year), or for family-zoned homes to allow extra space to be utilized by guests. Space that they would not rent out long-term anyways.	10/29/2019 7:47 PM
610	Tourism and our hotel motel industry are critical components of Colorado's economy. Short-term rentals can damage both the real estate values and positive tourist experiences. Very few short-term rentals are well-manged, and they cause problems and danger for nearby residents. Renters are usually clueless about how dangerous fire conditions can be. Short-term rental owners often allow their property to become run down, hurting nearby owners.	10/29/2019 7:46 PM
611	Additional considerations for regulation include 1. FEES FOR OWNERS! Short term rentals make money for owners yet incur expenses for the County (like conducting this survey). The necessary regulations and enforcement of short term rentals must be revenue neutral. It is not appropriate for owners to profit at the expense of other taxpayers. There should be a permit system with strict requirements for units and owners. Heck, I pay an annual fee to walk my dog on open space! 2. Ensuring that there is adequate parking for short-term rentals to limit impacts on communities. 3. Local 24/7 contact info available not just to the renters but to neighbors so that there is a pathway for owners to be held accountable in real time for actions of their guests. 4. Fines for owners whose guests require police visits or other County services. 5. Denial of short term rental permits for owners with repeated violations or complaints.	10/29/2019 7:28 PM
612	STRs do not belong in subdivisions, the have a negative effect on housing stock. People should not have the right to turn their home into a motel (transient zoning), restaurant, factory, etc to the detriment of everyone else in their community.	10/29/2019 7:20 PM

613	As an attorney I get a lot of calls from out-of-state client who want to buy property in Boulder and rent it out. Although it's "good for business," I think it undermines the community feel of Boulder to have a lot of the houses be short-term rentals rather than housing Boulder county workers. I also am concerned about a neighborhood having a lot of short-term rentals due to traffic issues, safety and property value. People buy into these subdivisions feeling that it will be a certain way, and to suddenly change things and allow out-of-state owners to short-term rent the houses out is a big change. However, I do want to be mindful that a lot of long-time residents find themselves "stuck" in a home that has increased in value tremendously, may have high maintenance costs, and yet they cannot move to a smaller place because of the high housing prices. If these folks comply with regulations, they should be able to supplement their lifestyle with short-term rentals.	10/29/2019 6:18 PM
614	With our aging population STRs are a good source of income in retirement, support for children and grandchildren, or used to maintain our homes and keep them attractive. STRs are better than LTRs because the homeowner has greater control of their rental. With a LTR it can be a real nightmare removing an undesirable renter with an extended lease. In addition, Airbnb and VRBO do a great job of screening short term quests.	10/29/2019 5:43 PM
615	No short term rentals	10/29/2019 5:36 PM
616	no, thank you	10/29/2019 4:38 PM
617	Housing costs in Boulder county continue to skyrocket. STR allows middle income families to own a house. Wealthy people are interested in removing this as an option, but please be aware that this will further prohibit equal access to housing in Boulder County	10/29/2019 4:15 PM
618	I am against STRs and first hand experience in Lake Valley with how STRs can negative impact a sub-division. Noise, property values and just plain rudeness from short-term renters are my concerns.	10/29/2019 3:47 PM
619	Short term rentals should be legal, but heavily regulated. Thanks.	10/29/2019 3:35 PM
620	We need strict regulations at a professional level of oversight and enforcement as our neighborhood is having a civil war and many issues over STR	10/29/2019 2:55 PM
621	Any permitting of a structure for short term rental use should include safety qualifications for the structure to qualify.	10/29/2019 2:52 PM
622	Strong enforcement mechanisms needed. Yearly licensing. Yearly renewal of tax license requiring accounting of previous years history.	10/29/2019 2:40 PM
623	I know a number of my neighbors in Orange Orchard are relatively vocal on the need to limit short term rentals. I would prefer to see the county adopt a hands-off, more laissez faire attitude, because it doesn't seem as if short term rentals, for the most part, need different rules than long-term rentals. We already have rules about noise and traffic and on-street parking, and if there are specific problems in any of those areas, then we should change the corresponding rules. But if someone's being too loud, for instance, why does it matter whether they are a short term renter, long term renter, or a homeowner? As I said above, I don't ever intend to rent my house, and neither do I intend to be a renter (short or long term) in Boulder County, so I don't have a dog in this hunt. Requiring a local management contact for short term renters seems appropriate, since that way there is a local person for neighbors etc to contact if there's a problem with the short term renters. That regulation would also not be burdensome on the owners of short term properties, since they probably need local management anyway -- someone's got to change the sheets. Beyond that, there are properties in my neighborhood that are being rented short term right now, and I don't see any problems with them. To regulate this further seems like a bunch of busybody neighbors sticking their nose in.	10/29/2019 2:40 PM
624	I think part of the requirements in the mountains should be providing information about wildfire to the tenant before they arrive for renting.	10/29/2019 2:39 PM
625	Short term rentals are a replacement for hotels and motels. They should be held to the same safety standards. Extinguishers, sprinklers, inspection. They should provide the same risk levels to renters that a hotel stay would.	10/29/2019 2:21 PM
626	no	10/29/2019 1:59 PM
627	Short term rentals are a positive addition to owners, guests, and the local economy. Proper owner oversight and management are key to good neighbor operation. There are already processes to deal with neighborhood concerns and issues and those should be used before adding regulations.	10/29/2019 1:39 PM
628	The county is getting too far away from what they should be focusing on. No county should be that type of landlord	10/29/2019 12:38 PM
629	I suggest we be liberal in allowing short term rentals until such a time that real (not imagined nor hypothetical) problems arise. Regulate the problems that arise when they arise. In other words, allow for the economic development, and only regulate it as issues that need to be addressed by a government arise. I see no reason to regulate it ahead of time.	10/29/2019 12:15 PM
630	STRs owners need to provide emergency information and otherwise assure renters will be notified if an evacuation is necessary. They cannot rely on neighbors.	10/29/2019 2:04 AM
631	ADU's should be allowed given the housing issues in the county. But, ADUs should be limited in size so that modest in scale compared to the main home as opposed to two houses on a property. Perhaps 800 feet or so.	10/29/2019 1:18 AM

632	The amount of days able to rent a property with a permit should be increased from 45 days with a permit to 50% of the time which is more in line with the city guidelines.	10/29/2019 1:00 AM
633	It's a great way to keep teachers and single moms and those taken care of their parents in the community given the high rise of housing right now	10/29/2019 12:54 AM
634	Current ADU restrictions with no range and no shower unacceptable. Does not encourage aging in place or making Boulder County accessible to below millionaire class.	10/29/2019 12:45 AM
635	How are we assured that the STRs are registered with the County?	10/29/2019 12:23 AM
636	No	10/28/2019 11:47 PM
637	I'm new to managing my Airbnb, I'm a retired teacher /widow and need extra income to remain a resident in Boulder. I take pride in maintaining my home and enjoy meeting people from all over. Many people who come to Boulder can't afford outrageous and overpriced hotels and prefer meeting and staying with local people. I know when I travel to other countries I learn more about places through locals. Let's encourage acceptance and place less restrictions on those of us who are trying to follow rules and trying to be happy:) place restrictions on property owners who aren't demonstrating respect for their neighbors.	10/28/2019 11:44 PM
638	I believe homeowners have rights as to what they can do with their property. However, there should be distinct restrictions that match the overall area/subdivision as to what those uses can be. Subdivisions are not a proper place for a potential motel which is what many of these short term rentals become.	10/28/2019 11:30 PM
639	I'm against most new regulations because that will encourage people to rent without notifying the county. However, it has proven to be an issue for Allenspark that many people are able to purchase homes for higher than asking prices because they plan to rent out the home. This prices many new homeowners out of the market. It has been especially difficult for some of our volunteer firefighters with families.	10/28/2019 11:30 PM
640	How about enforcing Land Use Code regulations. In my experience neighborhood complaints are not actively addressed. A short-term rental in my neighborhood continuing operating after being declared in violation of regulations. This continuing operation was reported to the county. Effective response from the county did not follow. Is this simple an exercise to make more regulations that will not be enforced?	10/28/2019 11:27 PM
641	We have a desperate shortage of long term rentals in the mountains. We need laws that help us have more long term options and more affordable options.	10/28/2019 11:24 PM



Public Health

Radon Gas Program

Date: September 30, 2020

To: Jasmine Rodenburg, Senior Planner and Jean (Raini) Ott, Planner II

From: Bill Hayes, Air Quality Program Coordinator, Susan Martino, Environmental Health Specialist II, and Patty Dooley-Strappelli, Environmental Health Specialist II

Re: Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update

In keeping with *ORDINANCE NO. 2021-X An Ordinance By The Board Of County Commissioners For The County Of Boulder For The Licensing Of Short-Term Rentals And Vacation Rentals Within The Unincorporated Area Of Boulder County Recitals E. (4) protect the health, safety, and welfare of the public*, Boulder County Public Health requests the addition of the requirement stated below for all licensed properties be included under *Section 6: Licensee Operating Standards and Requirements A. All Licenses: 10. Guest information. In the rented dwelling unit, the licensee must provide the following documents to all guests:*

() An indoor radon gas testing report including the indoor radon gas testing results issued by a certified Radon Measurement Provider for the licensed property, indoor radon gas testing results shall be less than 5 years old and must be performed by a National Radon Proficiency Program (NRPP) or National Radon Safety Board (NRSB) certified Radon Measurement Provider. The licensed property shall be retested for indoor radon gas every 5 years and the most recent indoor radon gas testing report including the indoor radon gas testing results provided to guests.





Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Jasmine Rodenburg, Senior Planner and Jean (Raini) Ott, Planner II
FROM: Ron Flax, Deputy Director CP&P Building and Permits
DATE: October 1, 2020

RE: Referral Response, Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update.

Request: Text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling Rental and Bed and Breakfast Lodging Uses.

Thank you for the opportunity to provide referral comments. We have no conflicts with the proposal. We do have some suggestions in the attached proposed edits to the ordinance which is attached.

DC-19-0005
Short-Term
Dwelling

Rental and Bed and Breakfast Update
Licensing Ordinance – Referred Draft
August 26, 2020

ORDINANCE NO. 2021-X

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER FOR THE
LICENSING OF SHORT-TERM RENTALS AND VACATION RENTALS WITHIN THE UNINCORPORATED AREA
OF BOULDER COUNTY

RECITALS

- A. Boards of County Commissioners are empowered by C.R.S. § 30-15-401(1)(s) to license and regulate an owner or owner's agent who rents or advertises the owner's lodging unit for a short-term stay, and to fix the fees, terms, and manner for issuing and revoking licenses; and
- B. Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and
- C. Boulder County has received numerous comments expressing the desire to preserve the residential character of neighborhoods and concern over how short-term rental of residential property may diminish neighborhood character and housing stock; and
- D. Boulder County "prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism serving uses such as short-term rentals. The county evaluates applications for tourism serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character" as outlined in the Boulder County Comprehensive Plan Section 3.06; and
- E. This Ordinance intends to: (1) facilitate safe short-term rental of residential property in a way that protects the integrity of neighborhood character; (2) preserve existing housing stock; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and
- F. Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S §30-15-401(8).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER AS
FOLLOWS:

Section 1: Definitions

- A. The definitions found in the Boulder County Land Use Code will apply to this Ordinance, except the following words, terms, and phrases will have the following meanings:
 - 1. Director: The Director of the Boulder County Community Planning & Permitting Department, or the Director's designee.
 - 2. License: A Short-Term Rental License or Vacation Rental License issued pursuant to this Ordinance.
 - 3. Licensed Premises: The parcel or lot on which the Short-Term Rental or Vacation Rental is located.
 - 4. Major Offense: Any violations of this Ordinance that actively, or have the potential to endanger, the health, safety, or welfare of the public.
 - 5. Minor Offense: Any violations of this Ordinance that are procedural or do not actively, or have the potential to endanger the health, safety, or welfare of the public.
 - 6. On-Site: Contiguous parcels or lots under the same ownership and control as the Licensed Premises.

Attachment C

DC-19-0005 Short-Term Dwelling Rental and Bed and Breakfast Update
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7. Primary Residence: The dwelling unit in which a person resides for more than six (6) months out of each calendar year. However, it is presumed that the dwelling unit is not a primary residence if (1) the entire unit is offered and available for rent for more than twenty days in any month; (2) the person's spouse or domestic partner has a different primary residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address. These presumptions are rebuttable, but each must be rebutted by credible evidence from the party claiming that the dwelling is a primary residence.
8. Short-Term Rental: Includes Primary Residential Accessory Short-Term Rentals and Secondary Accessory Short-Term Rentals, as defined in the Boulder County Land Use Code.

Section 2: License Required

- A. Local License Required. It is a violation of this Ordinance to operate a Short-Term Rental or Vacation Rental within the unincorporated area of Boulder County, Colorado, or any municipality which consents to the application of this ordinance within its jurisdiction, without a current Short-Term Rental License or Vacation Rental License.
- B. A property which is deed-restricted as affordable housing is not eligible for a Short-Term Rental License or a Vacation Rental license.
- C. Only one license of any type (Short-Term Rental License or Vacation Rental License) may be issued to each person and any legal entities associated with that person, including trusts, corporations, estates, or associations.

Section 3: Licenses

- A. Short-Term Rental License and Vacation Rental License: The Director is authorized to issue a Short-Term Rental License or a Vacation Rental License under the terms and conditions of this Ordinance. Licensees remain subject to all other federal, state, or local law requirements including the Boulder County Land Use Code.

Section 4: Licensing Procedure

- A. An application for a Short-Term Rental License or Vacation Rental License must include:
 1. Application Form. The applicant must designate all agents, exhibit all property owner signatures, and have all necessary information completed.
 2. Proof of Insurance. The applicant must demonstrate that the property owner has procured appropriate insurance in the form of a property owner (HO-3) policy, dwelling fire (HO-5), or unit owner's policy (HO-6), which covers a rental exposure, with adequate liability and property insurance limits that must at a minimum insure liability at \$500,000.
 3. Proof of Primary Residence, if applicable. The applicant must demonstrate that the dwelling unit is the property owner's primary residence by presenting a Colorado state-issued driver's license or Colorado state-issued identification card and at least one of the following documents:
 - a. Voter Registration;
 - b. Motor Vehicle Registration;
 - c. Income Tax Return with address listed; or
 - d. Any other legal documentation deemed sufficient by the Director which is pertinent to establishing the property owner's Primary Residence.

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4. Proof of Ownership. Applicant must demonstrate ownership of the Licensed Premises by including a copy of the current deed.
 5. Parking Plan. Applicant must demonstrate compliance with the applicable Boulder County Land Use Code and Boulder County Multimodal Transportation Standards for on-site guest parking.
 6. Floor Plan. The floor plan must show locations within the dwelling unit of all smoke detectors, fire extinguishers, and carbon monoxide detectors, as well as locations of guest rooms and egress, as required under the Boulder County Land Use Code and applicable Building Code.
 7. Proof of Land Use Approvals. For Secondary Accessory Short-Term Rentals and Vacation Rentals, documentation demonstrating that the applicant has obtained the required approvals under the Boulder County Land Use Code.
 8. List of Adjacent Owners. Names, physical addresses, mailing addresses, and additional contact information (if known) for owners of all immediately adjacent parcels.
 9. Payment. Payment of all applicable license fees.
- B. The Applicant's failure to provide any requested information by requested deadlines may be grounds for denial of the application.
- C. The Director may refer the application to additional agencies or departments.
- D. For Short-Term Rental Licenses for Primary Residence Short-Term Rentals, Boulder County will provide notification by U.S. Mail, first-class postage or email to all owners of immediately adjacent parcels a minimum of 14 days prior to the license being issued by the Director.

Section 5: Licensing Requirements

- A. Before issuing a License, the Director must determine that the applicant has met following requirements:
1. Land Use Approval. The applicant has complied with all Boulder County Land Use Code requirements, as applicable.
 2. Building Inspection. The Chief Building Official or the Chief Building Official's designee has determined the following:
 - a. For all Licensed Premises:
 - i. The dwelling unit to be rented must contain:
 - ~~(1)~~ Operable fire extinguishers in each guest room and in the kitchen; or an Automatic Residential Fire Sprinkler System
 - ~~(2)~~ (1) Operable smoke detectors:
 - a. In each guest room;
 - b. Outside each guest sleeping area in the immediate vicinity of the guest rooms; and
 - c. On each additional story of the dwelling unit including basements and habitable attics.
 - ~~(3)~~ (2) A UL 2075 compliant carbon monoxide detector installed outside of each separate guest sleeping area in the immediate vicinity of the guest rooms in the dwelling unit.
 - ii. The dwelling unit is served by ~~an adequate potable water supply~~ water supplies that are in conformance with the regulations and requirements of the Boulder County Public Health Department, Colorado Department of Public Health and Environment and the Colorado Division of Water Resources.

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iii. Guest Rooms must be legally existing Sleeping rooms.

iv. Guest rooms built prior to 1976 must have code conforming
Emergency Escape and Rescue Openings.

b. For Short-Term Rental Licenses:

- i. The dwelling unit has no observable structural defects; and
- ii. Any plumbing, electrical, and heating and cooling systems are in a good state of repair; and

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- iii. ~~Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties. Basic Safety Items will be inspected to verify that basic safety features, such as smoke detectors, carbon monoxide ("CO") detectors, stairs, stair handrails, guardrails, egress windows or doors, door hardware and locks as well as safe electrical, mechanical and plumbing installations; etc., do not present life-safety hazards to occupants.~~
 - c. For Vacation Rental Licenses:
 - i. ~~The dwelling unit to be rented must be legally existing or have been constructed under a valid building permit; and~~
 - ii. ~~Received a Certificate of Occupancy or final inspection approval; and~~
 - iii. ~~Must meet the applicable Building Code as required when the dwelling unit was constructed or when upgrades to the structure subject to a Building Permit were made; and~~
 - iv. ~~ii.~~ No unapproved uses, unpermitted uses, or unpermitted work exist on the Licensed Premises. ~~All previously unpermitted work must be permitted; and~~
 - iii. ~~Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties~~
 - v. ~~All licensees must make available to renters a copy of a HERS Certificate or Energy Audit for the home by 2022.~~
- 3. Wildfire Mitigation within Wildfire Zone 1. The Wildfire Mitigation Team or the Wildfire Mitigation Team's designee has verified the following:
 - a. For Short-Term Rental Licenses:
 - i. A Wildfire Partners Assessment for the Licensed Premises has been completed; and
 - ii. Any mitigation efforts the assessment deemed necessary for the health, safety, and welfare of the occupants or surrounding properties have been completed; and
 - iii. Upon the first renewal, the property is Wildfire Partners Certified.
 - b. For Vacation Rental Licenses:
 - i. The Licensed Premises is Wildfire Partners Certified.
- 4. Parking and Access. The County Engineer or the County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and on-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code. The County Engineer or the County Engineer's designee has further determined that the applicant has suitably mitigated any traffic hazards associated with the proposed use.
- 5. Sewage Disposal. The Public Health Director or the Public Health Director's designee have determined that the proposed Licensed Premises has all required on-site wastewater treatment system permits or is otherwise adequately served by public sewer. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.
- 6. Property Taxes. For Vacation Rentals and Secondary Accessory Short-Term Rentals, the

Commented [FR1]: Move these sections to "For all Licensed Premises"

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x License. The property owner or manager must provide a current sales tax license for the short-term rental issued by the Colorado Department of Revenue.

8. Building Lot. Verification that the Licensed Premises is a legal building lot under the Boulder County Land Use Code.

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Section 6: Licensee Operating Standards and Requirements

- A. All Licenses:

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9. Occupancy Limit. Two adults per legal conforming guest room with a maximum of eight individuals, unless otherwise allowed through the applicable Land Use Code approval process.
 - a. For Licensed Premises with an on-site wastewater treatment system, the occupancy limit may be reduced based on the size of the permitted and approved system.
10. Guest Information. In the rented dwelling unit, the licensee must provide the following documents to all guests:
 - a. Septic Safety information sheet provided by the county, if applicable;
 - b. Wildlife Safety information sheet provided by the county, if applicable;
 - c. Wildfire Safety information sheet provided by the county, if applicable;
 - d. Fire restrictions and evacuation routes in the event of a fire or emergency;
 - e. Good Neighbor Guidelines provided by the county;
 - f. A map clearly delineating guest parking and property boundaries;
 - g. Contact information for the Local Manager and Licensee; and
 - h. Trash and recycling schedule and information.
11. Local Manager. Every Licensed Premise must have an emergency contact available to manage the property during any period when the property is occupied as a Short-Term Rental or Vacation Rental. The contact must be able to respond to a renter or complainant within one (1) hour in person. The contact may be the owner if the owner meets the above criteria. The name and contact information must be on file with the Director. The licensee must report any change in the emergency contact must be reported to the Director as soon as practicable.
12. Signs. The Licensed Premises must comply with the signage requirements in Article 13 of the Boulder County Land Use Code.
13. Posting of License. The licensee must provide a copy of the Short-Term Rental License or Vacation Rental License to immediately adjacent neighbors and post the license in a prominent location on the rental for both guests and neighbors to see.
14. Advertisement. All advertisements and listings of the Licensed Premises must include:
 - a. The local license number;
 - b. The approved occupancy limit; and
 - c. The minimum night stay, if applicable.
15. Compliance with anti-discrimination laws. No licensee may discriminate against any guest or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

Section 7: Inspection

- A. By signing and submitting a license application, the owner of the Short-Term Rental or Vacation Rental certifies that the Applicant has received permission from the property owner to allow inspections as may be required under this Ordinance. The owners authorize the Director to enter upon and inspect the Licensed Premises. This section will not limit any inspection authorized under other provision of law or regulation. The Director will inspect the Short-Term Rental or Vacation Rental for compliance with the requirements of this Ordinance, the Land Use Code, and any applicable conditions of approval prior to the initial license and at each renewal. The owner further authorizes inspections in response to complaints of violations as further specified in Section 12.

Attachment C

DC-19-0005 Short-Term Dwelling Rental and Bed and Breakfast Update Licensing Ordinance – Referred Draft August 26, 2020

Section 8: Decision and Appeal

- A. Decision. Once the Director has completed a review of the application, the Director must either issue a License or issue a denial letter that specifies the reasons for denial.
- B. Appeal. Within ten days of any decision by the Director, the Licensee may provide a written response by submitting a letter to the Director clearly stating its position. In response, the Director may make a final decision, request additional information or conduct additional investigation prior to issuing a final decision, or withdraw License. A final decision is appealable under Colorado Rule of Civil Procedure 106(a)(4). A Licensee may continue to operate during the pendency of an appeal. The Director may grant extensions of deadlines under this Article for good cause shown.

Section 9: Changes to an Issued License

- A. A licensee must submit any proposal to change an issued license under this Ordinance to the Director. The proposal may be subject to the requirements under Section 4, up to and including re-Application.

Section 10: Term of License or Permit; Renewal

- A. Term of License. Short-Term Rental Licenses and Vacation Rental Licenses will be valid for a period of two (2) years (the License Period). A License will expire on the expiration date if the licensee fails to submit a renewal Application prior to the expiration date of a License.
- B. Renewal of License. Before renewing a License, the Director must determine that all of the following requirements have been met:
 - 1. The Applicant has submitted an Application with all the requirements as outlined in Section 4 above, at least 45 days before the expiration of the License. If the applicant has not met all of the requirements 45 days before the expiration of the License, the application will be subject to the application fees for a new license.
 - 2. No violations of this Ordinance exist on the Licensed Premises. Renewal of any License is subject to the laws and regulations effective at the time of renewal, which may be different than the regulations in place when the Director issued the prior License.

Section 11: License Non-Transferrable

- A. No License granted pursuant to this Ordinance is transferable from one (1) person to another or from one (1) location to another. Any change of ownership of the Licensed Premises must be reported to the Director within 30 days of the transfer of ownership.

Section 12: Violations

- A. Each act in violation of this Ordinance is considered a separate offense. Each calendar day that a violation exists may also be considered a separate offense of this Ordinance.
- B. The Director is authorized to suspend or revoke a License and assess administrative penalties for any violation of this Ordinance.
- C. Determination of a Violation:
 - 1. The Director may investigate any complaints of violations of this Ordinance.
 - 2. If the Director discovers a violation of this Ordinance, the Director may charge the violator for the actual cost to the County of any follow-up inspections and testing to determine if the violation has been remedied.

Attachment C

DC-19-0005 Short-Term Dwelling Rental and Bed and Breakfast Update Licensing Ordinance – Referred Draft August 26, 2020

3. When the Director has reasonable cause to believe that a violation of this Ordinance is likely to exist on a premises, and that entry onto the premises is necessary to verify the violation, the Director shall first make a reasonable effort to contact the property owner or local manager, and request consent to enter and inspect the premises. If the property owner or local manager cannot be contacted or if entry is refused, the Director may impose penalties or revoke the License.
- E. Issuance of Notice of Violation:
 1. If the Director determines that one or more violations of this Ordinance exists, notice of all applicable violations must be given to the property owner by U.S. Mail, first-class postage or via email a minimum of 30 days prior to the Director taking further action to impose penalties or to revoke the License.
 2. If violations of this Ordinance have not been resolved, or satisfactory progress towards resolution has not been made within 30 days, the Director may impose an administrative fine, task law enforcement personnel with using the Penalty Assessment Procedure described in C.R.S. § 16-2-201 for violations of this Ordinance, or seek injunctive relief.
 3. No enforcement action for a violation of this Ordinance will be taken more than one (1) calendar year after the date on which said violation occurred.
- F. Penalties for Violations:
 1. Minor Offenses:
 - a. First Offense during License Period: \$150 fine
 - b. Second Offense during License Period: \$500 fine
 - c. Third Offense during License Period: \$1,000 fine and one (1) year suspension of the License.
 2. Major Offenses:
 - a. First Offense during License Period: \$750 fine
 - b. Second Offense during License Period: \$1,000 fine and one (1) year suspension of the License.

Section 12: Fee Structure:

- A. Application Fee:
 - a. For Short-Term Rental Licenses: \$200
 - b. For Vacation Rental Licenses: \$800
- B. Renewal Fee:
 - a. For Short-Term Rental Licenses: \$150
 - b. For Vacation Rental Licenses: \$600

Section 13: Severability/Savings Clause

- A. If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, only the provision subject to the court decision must be repealed or amended. All other provisions must remain in full force and effect.

Section 14: Effective Date

- A. This Ordinance will be effective 30 days after publication following adoption on the second reading.

Attachment E

From: [Webster, James B.](#)
To: [Rodenburg, Jasmine](#); [Ott, Jean](#); [Silver, Abby](#)
Subject: Wildfire Partners Cost
Date: Sunday, August 2, 2020 3:34:41 PM
Attachments: [image001.png](#)
[image002.png](#)

For Wildfire Partners certification:

Average Homeowner Cash: \$4,314
Average Wildfire Partners Financial Award: \$736
Average Total Cash: \$5,050
Average Homeowner Hours (In-kind Labor): 83

Median Homeowner Cash: \$938

Jim Webster

Wildfire Partners Program Coordinator

720-564-2600

jwebster@bouldercounty.org

2045 13th Street

Boulder, CO 80302

Mailing Address: PO Box 471, Boulder, CO 80306



Boulder County
Colorado



Attachment E

From: [Silver, Abby](#)
To: [Rodenburg, Jasmine](#)
Subject: RE: Last STDR Core Team Meeting before Planning Commission
Date: Thursday, October 1, 2020 4:23:33 PM

Hi Jasmine,

Jim agrees that language on recreational burning would be good if you can get it into the final draft. Here's a suggestion on language regarding recreational fires (pretty much taken from the USFS campground rules). I'd suggest that if this is included it would be applied to all rentals in the county whether in wildfire zone 1 or not.

Recreational fires - if permitted under house/FPD/HOA rules, and not prohibited by local or state fire bans – may only be built in fire rings, stoves, grills, or fireplaces provided for that purpose.

Thanks!

Abby Silver

Wildfire Mitigation Specialist

Wildfire Partners/Boulder County Community Planning & Permitting (formerly Land Use and Transportation) –
[We've become a new department!](#)

2045 13th St., Boulder, CO 80302 | Mailing address: PO Box 471 Boulder CO 80306

Direct: 720-564-2641

Main: 303-441-3930

asilver@bouldercounty.org

www.bouldercounty.org

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>
Sent: Tuesday, September 29, 2020 3:29 PM
To: Silver, Abby <asilver@bouldercounty.org>
Subject: RE: Last STDR Core Team Meeting before Planning Commission

Hi Abby –

Your comments made sense to me, so no need to attend! I edited pursuant to your direction.

A remaining question I have for you and Jim if you could provide insight include:
Should we say no fires are allowed outside of established fire pits/stoves/etc.? Or is this not really necessary? Not sure the team would go for that but thought I'd ask you!

Thanks for all the help so far!

Kindly,

Jasmine

Attachment E

-----Original Appointment-----

From: Silver, Abby <asilver@bouldercounty.org>

Sent: Tuesday, September 29, 2020 2:54 PM

To: Rodenburg, Jasmine

Cc: Ott, Jean

Subject: Tentative: Last STDR Core Team Meeting before Planning Commission

When: Monday, October 5, 2020 12:30 PM-1:00 PM (UTC-07:00) Mountain Time (US & Canada).

Where: Microsoft Teams Meeting

Hi Jasmine,

Sorry, I'm new to this process so I'm not sure whether you'd like me to attend or not. I'm available if so, but don't need to bog things down if I'm not contributing! Please let me know.

I haven't seen any of the referral comments; if you think any of them are of interest to the wildfire team can you point me in the right direction to find them?

Also, please let me know if you'd like me or Jim or both to be on hand for the Planning Commission presentation (although you and Raini seem to have a firm grasp on the wildfire issues!)

Best,

Abby

DC-19-0005 Short-Term Dwelling Rental and Bed and Breakfast Update
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ORDINANCE NO. 2021-X

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER FOR THE
LICENSING OF SHORT-TERM RENTALS AND VACATION RENTALS WITHIN THE UNINCORPORATED AREA
OF BOULDER COUNTY

RECITALS

- A. Boards of County Commissioners are empowered by C.R.S. § 30-15-401(1)(s) to license and regulate an owner or owner's agent who rents or advertises the owner's lodging unit for a short-term stay, and to fix the fees, terms, and manner for issuing and revoking licenses; and
- B. Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and
- C. Boulder County has received numerous comments expressing the desire to preserve the residential character of neighborhoods and concern over how short-term rental of residential property may diminish neighborhood character and housing stock; and
- D. Boulder County "prioritizes preserving housing units for Boulder County residents and workers and their families and limits visitor- and tourism serving uses such as short-term rentals. The county evaluates applications for tourism serving uses based on safety for visitors and county residents in addition to compatibility with neighborhood character" as outlined in the Boulder County Comprehensive Plan Section 3.06; and
- E. This Ordinance intends to: (1) facilitate safe short-term rental of residential property in a way that protects the integrity of neighborhood character; (2) preserve existing housing stock; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and
- F. Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S §30-15-401(8).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF BOULDER AS
FOLLOWS:

Section 1: Definitions

- A. The definitions found in the Boulder County Land Use Code will apply to this Ordinance, except the following words, terms, and phrases will have the following meanings:
 - 1. Director: The Director of the Boulder County Community Planning & Permitting Department, or the Director's designee.
 - 2. License: A Short-Term Rental License or Vacation Rental License issued pursuant to this Ordinance.
 - 3. Licensed Premises: The parcel or lot on which the Short-Term Rental or Vacation Rental is located.
 - 4. Major Offense: Any violations of this Ordinance that actively, or have the potential to endanger, the health, safety, or welfare of the public.
 - 5. Minor Offense: Any violations of this Ordinance that are procedural or do not actively, or have the potential to endanger the health, safety, or welfare of the public.
 - 6. On-Site: Contiguous parcels or lots under the same ownership and control as the Licensed Premises.

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7. Primary Residence: The dwelling unit in which a person resides for more than six (6) months out of each calendar year. However, it is presumed that the dwelling unit is not a primary residence if (1) the entire unit is offered and available for rent for more than twenty days in any month; (2) the person's spouse or domestic partner has a different primary residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address. These presumptions are rebuttable, but each must be rebutted by credible evidence from the party claiming that the dwelling is a primary residence.
8. Short-Term Rental: Includes Primary Residential Accessory Short-Term Rentals and Secondary Accessory Short-Term Rentals, as defined in the Boulder County Land Use Code.

Section 2: License Required

- A. Local License Required. It is a violation of this Ordinance to operate a Short-Term Rental or Vacation Rental within the unincorporated area of Boulder County, Colorado, or any municipality which consents to the application of this ordinance within its jurisdiction, without a current Short-Term Rental License or Vacation Rental License.
- B. A property which is deed-restricted as affordable housing is not eligible for a Short-Term Rental License or a Vacation Rental license.
- C. Only one license of any type (Short-Term Rental License or Vacation Rental License) may be issued to each person and any legal entities associated with that person, including trusts, corporations, estates, or associations.

Section 3: Licenses

- A. Short-Term Rental License and Vacation Rental License: The Director is authorized to issue a Short-Term Rental License or a Vacation Rental License under the terms and conditions of this Ordinance. Licensees remain subject to all other federal, state, or local law requirements including the Boulder County Land Use Code.

Section 4: Licensing Procedure

- A. An application for a Short-Term Rental License or Vacation Rental License must include:
 1. Application Form. The applicant must designate all agents, exhibit all property owner signatures, and have all necessary information completed.
 2. Proof of Insurance. The applicant must demonstrate that the property owner has procured appropriate insurance in the form of a property owner (HO-3) policy, dwelling fire (HO-5), or unit owner's policy (HO-6), which covers a rental exposure, with adequate liability and property insurance limits that must at a minimum insure liability at \$500,000.
 3. Proof of Primary Residence, if applicable. The applicant must demonstrate that the dwelling unit is the property owner's primary residence by presenting a Colorado state-issued driver's license or Colorado state-issued identification card and at least one of the following documents:
 - a. Voter Registration;
 - b. Motor Vehicle Registration;
 - c. Income Tax Return with address listed; or
 - d. Any other legal documentation deemed sufficient by the Director which is pertinent to establishing the property owner's Primary Residence.

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4. Proof of Ownership. Applicant must demonstrate ownership of the Licensed Premises by including a copy of the current deed.
 5. Parking Plan. Applicant must demonstrate compliance with the applicable Boulder County Land Use Code and Boulder County Multimodal Transportation Standards for on-site guest parking.
 6. Floor Plan. The floor plan must show locations within the dwelling unit of all smoke detectors, fire extinguishers, and carbon monoxide detectors, as well as locations of guest rooms and egress, as required under the Boulder County Land Use Code and applicable Building Code.
 7. Proof of Land Use Approvals. For Secondary Accessory Short-Term Rentals and Vacation Rentals, documentation demonstrating that the applicant has obtained the required approvals under the Boulder County Land Use Code.
 8. List of Adjacent Owners. Names, physical addresses, mailing addresses, and additional contact information (if known) for owners of all immediately adjacent parcels.
 9. Payment. Payment of all applicable license fees.
- B. The Applicant's failure to provide any requested information by requested deadlines may be grounds for denial of the application.
- C. The Director may refer the application to additional agencies or departments.
- D. For Short-Term Rental Licenses for Primary Residence Short-Term Rentals, Boulder County will provide notification by U.S. Mail, first-class postage or email to all owners of immediately adjacent parcels a minimum of 14 days prior to the license being issued by the Director.

Section 5: Licensing Requirements

- A. Before issuing a License, the Director must determine that the applicant has met following requirements:
1. Land Use Approval. The applicant has complied with all Boulder County Land Use Code requirements, as applicable.
 2. Building Inspection. The Chief Building Official or the Chief Building Official's designee has determined the following:
 - a. For all Licensed Premises:
 - i. The dwelling unit to be rented must contain:
 - (1) Operable fire extinguishers in each guest room and in the kitchen;
 - (2) Operable smoke detectors:
 - a. In each guest room;
 - b. Outside each guest sleeping area in the immediate vicinity of the guest rooms; and
 - c. On each additional story of the dwelling unit including basements and habitable attics.
 - (3) A UL 2075 compliant carbon monoxide detector installed outside of each separate guest sleeping area in the immediate vicinity of the guest rooms in the dwelling unit.
 - ii. The dwelling unit is served by an adequate potable water supply.
 - b. For Short-Term Rental Licenses:
 - i. The dwelling unit has no observable structural defects; and
 - ii. Any plumbing, electrical, and heating and cooling systems are in a good state of repair; and

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- iii. Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties.
 - c. For Vacation Rental Licenses:
 - i. The dwelling unit to be rented must be legally existing or have been constructed under a valid building permit; and
 - ii. Received a Certificate of Occupancy or final inspection approval; and
 - iii. Must meet the applicable Building Code as required when the dwelling unit was constructed or when upgrades to the structure subject to a Building Permit were made; and
 - iv. No unapproved uses, unpermitted uses, or unpermitted work exist on the Licensed Premises. All previously unpermitted work must be permitted; and
 - v. Nothing on the Licensed Premises or in the dwelling unit pose a significant risk to health, safety, or welfare of the occupants or surrounding properties
- 3. Wildfire Mitigation within Wildfire Zone 1. The Wildfire Mitigation Team or the Wildfire Mitigation Team's designee has verified the following:
 - a. For Short-Term Rental Licenses:
 - i. A Wildfire Partners Assessment for the Licensed Premises has been completed; ~~and~~
 - ii. ~~Any mitigation efforts the assessment deemed necessary for the health, safety, and welfare of the occupants or surrounding properties have been completed; and~~
 - iii. Upon the first renewal, the property is Wildfire Partners Certified.
 - b. For Vacation Rental Licenses:
 - i. The Licensed Premises is Wildfire Partners Certified.
- 4. Parking and Access. The County Engineer or the County Engineer's designee has determined that the proposed Licensed Premises has satisfactory vehicular access and on-site parking facilities pursuant to the Boulder County Multimodal Transportation Standards and the Boulder County Land Use Code. The County Engineer or the County Engineer's designee has further determined that the applicant has suitably mitigated any traffic hazards associated with the proposed use.
- 5. Sewage Disposal. The Public Health Director or the Public Health Director's designee have determined that the proposed Licensed Premises has all required on-site wastewater treatment system permits or is otherwise adequately served by public sewer. Existing systems do not need to be repaired or replaced unless required by Boulder County Public Health.
- 6. Property Taxes. For Vacation Rentals and Secondary Accessory Short-Term Rentals, the property taxes have been paid.
- 7. Sales Tax License. The property owner or manager must provide a current sales tax license for the short-term rental issued by the Colorado Department of Revenue.
- 8. Building Lot. Verification that the Licensed Premises is a legal building lot under the Boulder County Land Use Code.

Commented [SA1]: I may have suggested this but if so am humbly walking it back! Jim and I discussed and would like this removed for 2 reasons: 1. This language is too open ended and it would be complicated to anticipate and codify what situations might trigger this; and 2. None of our Mitigation Specialists has ever encountered a life-threatening (in the moment) situation during a site visit and if this does arise we could deal with it through code violation or some other mechanism.

Section 6: Licensee Operating Standards and Requirements

A. All Licenses:

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9. Occupancy Limit. Two adults per legal conforming guest room with a maximum of eight individuals, unless otherwise allowed through the applicable Land Use Code approval process.
 - a. For Licensed Premises with an on-site wastewater treatment system, the occupancy limit may be reduced based on the size of the permitted and approved system.
10. Guest Information. In the rented dwelling unit, the licensee must provide the following documents to all guests:
 - a. Septic Safety information sheet provided by the county, if applicable;
 - b. Wildlife Safety information sheet provided by the county, if applicable;
 - c. Wildfire Safety information sheet provided by the county, if applicable;
 - d. Fire restrictions and evacuation routes in the event of a fire or emergency;
 - e. Good Neighbor Guidelines provided by the county;
 - f. A map clearly delineating guest parking and property boundaries;
 - g. Contact information for the Local Manager and Licensee; and
 - h. Trash and recycling schedule and information.
11. Local Manager. Every Licensed Premise must have an emergency contact available to manage the property during any period when the property is occupied as a Short-Term Rental or Vacation Rental. The contact must be able to respond to a renter or complainant within one (1) hour in person. The contact may be the owner if the owner meets the above criteria. The name and contact information must be on file with the Director. The licensee must report any change in the emergency contact must be reported to the Director as soon as practicable.
12. Signs. The Licensed Premises must comply with the signage requirements in Article 13 of the Boulder County Land Use Code.
13. Posting of License. The licensee must provide a copy of the Short-Term Rental License or Vacation Rental License to immediately adjacent neighbors and post the license in a prominent location on the rental for both guests and neighbors to see.
14. Advertisement. All advertisements and listings of the Licensed Premises must include:
 - a. The local license number;
 - b. The approved occupancy limit; and
 - c. The minimum night stay, if applicable.
15. Compliance with anti-discrimination laws. No licensee may discriminate against any guest or potential guest, because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

Commented [SA2]: Does this need a word like "Current" at the beginning or "if applicable" at the end to signify that we're talking about seasonal fire restrictions vs the host saying "don't use the fireplace"?

Section 7: Inspection

- A. By signing and submitting a license application, the owner of the Short-Term Rental or Vacation Rental certifies that the Applicant has received permission from the property owner to allow inspections as may be required under this Ordinance. The owners authorize the Director to enter upon and inspect the Licensed Premises. This section will not limit any inspection authorized under other provision of law or regulation. The Director will inspect the Short-Term Rental or Vacation Rental for compliance with the requirements of this Ordinance, the Land Use Code, and any applicable conditions of approval prior to the initial license and at each renewal. The owner further authorizes inspections in response to complaints of violations as further specified in Section 12.

Section 8: Decision and Appeal

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- A. A licensee must submit any proposal to change an issued license under this Ordinance to the Director. The proposal may be subject to the requirements under Section 4, up to and including re-Application.

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3. When the Director has reasonable cause to believe that a violation of this Ordinance is likely to exist on a premises, and that entry onto the premises is necessary to verify the violation, the Director shall first make a reasonable effort to contact the property owner or local manager, and request consent to enter and inspect the premises. If the property owner or local manager cannot be contacted or if entry is refused, the Director may impose penalties or revoke the License.
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1. If the Director determines that one or more violations of this Ordinance exists, notice of all applicable violations must be given to the property owner by U.S. Mail, first-class postage or via email a minimum of 30 days prior to the Director taking further action to impose penalties or to revoke the License.
 2. If violations of this Ordinance have not been resolved, or satisfactory progress towards resolution has not been made within 30 days, the Director may impose an administrative fine, task law enforcement personnel with using the Penalty Assessment Procedure described in C.R.S. § 16-2-201 for violations of this Ordinance, or seek injunctive relief.
 3. No enforcement action for a violation of this Ordinance will be taken more than one (1) calendar year after the date on which said violation occurred.
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1. Minor Offenses:
 - a. First Offense during License Period: \$150 fine
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- A. If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, only the provision subject to the court decision must be repealed or amended. All other provisions must remain in full force and effect.

Section 14: Effective Date

- A. This Ordinance will be effective 30 days after publication following adoption on the second reading.



Parks & Open Space

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303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

Delivery by e-mail

Jasmine Rodenberg, Senior Planner

Raini Ott, Planner II

Boulder County Community Planning & Permitting Department

2045 13th St., Boulder CO 80302

jrodenberg@bouldercounty.org, jott@bouldercounty.org

Re: Comments on Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update

Dear Jasmine & Raini,

Thank you for the opportunity to review the Referral Packet for docket DC-19-0005. The Conservation Easement Program (CE Program) at Boulder County Parks & Open Space has two suggestions to help protect Boulder County's propriety interest on properties over which a conservation easement has been granted.

1. The CE Program suggests additions to the proposed language of 4-602 G.2 which allows for a waiver of LISR upon decision of the Director. The CE Program recommends adding language that is similar to the current language in the Site Plan Review section of the code (4-802.A.6.a) as seen below.

6. New structures or additions to existing structures of any size on property over which a conservation easement has been granted.
 - a. The Director may exempt a Season-Extending Agricultural Structure(s) from this provision if the holder of the conservation easement confirms in writing that, in the opinion of the easement holder, the proposed structure(s) would not conflict with the terms of the easement.

The CE Program proposes the following language: "On properties over which a conservation easement has been granted, the Director may exempt a Secondary Residence Accessory Short-Term Rental from LISR if the holder of the conservation easement confirms in writing that, in the opinion of the easement holder, the proposed Secondary Residence Accessory Short-Term Rental would not conflict with the terms of the easement."

2. The CE Program also suggests adding language to Attachment C regarding licensing, specifically Section 4.C. It currently reads, "The Director may refer the application to additional agencies or departments." The CE Program proposes adding language in this section to protect conservation easement properties such as, "Boulder County Short-Term Rental License applications on properties over which a conservation easement has been granted will be referred to the easement holder." This gives the CE Program the opportunity to review certain aspects of the licensing process, such as parking plans, to be sure the plans are consistent with the terms of the conservation easement.

Thank you for your consideration of these suggestions. Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Liz Northrup".

Liz Northrup
Conservation Easement Stewardship Specialist
720-745-2708
enorthrup@bouldercounty.org

Attachment E

From: [Hatchimonji, David](#)
To: [Rodenburg, Jasmine](#)
Cc: [Strife, Susie](#); [Flax, Ron](#)
Subject: Re: Short-term rental dwelling update DC-19-0005
Date: Monday, September 28, 2020 10:43:26 PM

Hi Jasmine,

I wanted to get back with you on providing input on the proposed short-term rental ordinance being brought forward by you and CPP. While our office will always encourage every opportunity for buildings to use fossil fuel energy more efficiently, we also are sensitive to the realities that pushing for higher energy efficiency or renewable energy standards for an essential, yet smaller segment of the county's housing inventory, will require in terms of county resources and the community buy-in.

Minimum energy efficiency licensing requirements such as the City of Boulder's Smart Regs, or energy ratings such as the HERS score have been shown to be effective mechanisms for advancing local government sustainability objectives, yet they do require significant investments in staffing capacity, planning, and public engagement. With the budget constraints anticipated by the county for at least the next couple years due to the pandemic, it is not our wish to saddle any department, including ours, with new programming that could be at best, cost neutral. However if there's a way to insert aspirational language or voluntary recommendations that encourage a short-term rental property owner to access existing county programs such as the county's EnergySmart service, we'd be more than happy to help craft such messaging.

In closing, the Office of Sustainability, Climate Action, and Resilience would like to again thank you and Community Planning and Permitting for inviting us to offer input as you develop this ordinance. Had circumstances been different, perhaps we'd proposed actions and our implementation support, that would best address the energy and associated carbon emissions that this segment is responsible for. It is our hope however that these difficult times will not last and that at some point in the future there might be the opportunity for new revisions and input, and that we'd be in a better position to offer such assistance and support.

Best wishes as you go forward.

Sincerely,

Dave

Dave Hatchimonji

EnergySmart Residential Program Manager

Boulder County Office of Sustainability, Climate Action and Resilience

P.O. Box 471, Boulder, CO 80306

720.564.2721 office

720.443.8218 cell

dhatchimonji@bouldercounty.org

EnergySmartYES.com

From: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>

Sent: Monday, September 28, 2020 8:09 AM

To: Hatchimonji, David <dhatchimonji@bouldercounty.org>

Cc: Strife, Susie <sstrife@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>

Subject: RE: Short-term rental dwelling update DC-19-0005

Attachment E

Good Morning, Dave –

That's good to know! Looking forward to any comments you might have.

Kindly,

Jasmine

From: Hatchimonji, David <dhatchimonji@bouldercounty.org>
Sent: Friday, September 25, 2020 11:59 AM
To: Rodenburg, Jasmine <jrodenburg@bouldercounty.org>
Cc: Strife, Susie <sstrife@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>
Subject: Short-term rental dwelling update DC-19-0005

Hi Jasmine,

Ron Flax reach out to our office to inquiry whether we'd have an interest in submitting comments regarding the updating of the county's short-term rental ordinance, particularly when it comes to energy efficiency or carbon emission impacts. 'OSCAR's' Director, Susie Strife is out today but I'll plan to check in with her before the September 30th deadline to see whether we could provide any feedback.

Best wishes and thanks for taking on this important task.

Sincerely,

Dave

Dave Hatchimonji
EnergySmart Residential Program Manager
Boulder County Office of Sustainability, Climate Action and Resilience
P.O. Box 471, Boulder, CO 80306
720.564.2721 office
720.443.8218 cell
dhatchimonji@bouldercounty.org
EnergySmartYES.com

Attachment E

From: [Michele Goldman](#)
To: [Ott, Jean](#); [Rodenburg, Jasmine](#)
Subject: Docket DC-19-0005
Date: Wednesday, September 23, 2020 11:55:03 AM

Longmont Fire has reviewed this packet and we have no comments.

Thanks for sharing,

Michele Goldman, Captain

Fire Marshal

Fire Codes & Planning | Public Safety Department | City of Longmont

—

OFFICE 303-651-8426

E-MAIL michele.goldman@longmontcolorado.gov

350 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

Attachment E

From: [Steve Pischke](#)
To: [Rodenburg, Jasmine](#)
Subject: Re: Boulder County Short-Term Rental and Bed & Breakfast Code Update
Date: Friday, October 2, 2020 8:44:47 AM

Good morning Jasmine - I would ask that you consider adding the following to:
. Section 5 A 2 a - Add that there should be a functional and approved sized egress window in the all sleeping rooms
. Section 6 A 10 - Add that an exit route diagram be posted inside each sleeping room
Thank you for your consideration in this matter. If you have any questions, please let me know
Steve

Steven J. Pischke
Interim Fire Chief - Lyons Fire

On Fri, Oct 2, 2020 at 8:00 AM Rodenburg, Jasmine <jrodenburg@bouldercounty.org> wrote:

Good Morning!

The Board of County Commissioners (BOCC) authorized Community Planning & Permitting staff to pursue text amendments to the Short-Term Dwelling Rental and Bed & Breakfast provisions in the Boulder County Land Use Code. The existing provisions, adopted in 2008, need to be updated to more appropriately balance the benefits and burdens of short-term rentals on the community, protect housing stock and affordability within Boulder County, and provide better enforcement mechanisms.

We are reaching out to you because you previously participated in a Short-Term Dwelling Rental land use process and we wanted to invite you to continue your participation in the Short-Term Rental conversation through this update. You may view all the information about this update online by visiting <https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/dc-19-0005/>. I have also attached the referral packet for this update which includes the proposed regulations for your review.

We expect the regulations to be presented to the Boulder County Planning Commission on October 21, 2020. Please visit the webpage above for any updates to the schedule. We apologize if you already received this information in another form.

Thank you!

Kindly,

Jasmine

Jasmine Rodenburg

Senior Planner – Oil/Gas and Environmental Policy

Boulder County Community Planning & Permitting Department (*formerly Land Use and Transportation*) – [We've become a new department!](#)

Direct: 303-441-1735

Main: 303-441-3930

www.bouldercounty.org

PLEASE NOTE: In an effort to mitigate the spread of COVID-19, the Boulder County Community Planning & Permitting physical office at 2045 13th St. in Boulder is CLOSED to the public until further notice. We will continue to operate remotely, including the online acceptance of building permits and planning applications. Please visit our webpage at www.boco.org/cpp for more detailed information and contact emails for groups in our department. You may also leave a message on our main line at 303-441-3930 and the appropriate team member will return your call. *Thank you for your adaptability and understanding in this extraordinary time!*



Community Planning & Permitting (CPP)

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies, Stakeholders, and Interested Parties
 FROM: Jasmine Rodenburg, Senior Planner and
 Jean (Raini) Ott, Planner II
 DATE: August 26, 2020
 RE: Docket DC-19-0005

Docket DC-19-0005: Short-Term Dwelling Rental and Bed and Breakfast Update

Request: Text amendments to the Boulder County Land Use Code related to the Short-Term Dwelling Rental and Bed and Breakfast Lodging Uses.

Dear Referral Agency/Stakeholder/Interested Party,

On July 2, 2019, the Board of County Commissioners (BOCC) authorized Community Planning & Permitting staff to pursue text amendments to the Short-Term Dwelling Rental and Bed and Breakfast provisions in Article 4-507 of the of the Boulder County Land Use Code (“the Code”).

The existing use provisions for Short-Term Dwelling Rentals (STRs) were created in 2008 as part of DC-07-002. These existing provisions need an update considering current development, housing availability, and economic conditions in the county and with an eye towards evolving best planning and land use regulation practices regarding STRs. In addition, staff has heard consistent input from county residents that the existing regulations do not adequately address the impacts of STRs. As a result, Staff proposes the attached Text Amendments for the Bed and Breakfast and Short-Term Dwelling Rental uses. Staff is simultaneously working on licensing regulations for STRs that will work in concert with the proposed text amendments.

Summary of Proposed Changes:

- Clarify the distinction in the Land Use Code among Bed and Breakfast, Short-Term Rental, and Vacation Rental uses:
 - Bed and Breakfast: A principal lodging use where a facility is rented to one or more guest parties at a time, the owner or manager resides on-site during rental periods, and at least one meal per day is served to guests.
 - Vacation Rental: A principal lodging use where a single-family dwelling is not owner-occupied and is rented to one guest party at a time more than 60 nights per year.
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- Introduce a Short-Term Rental and Vacation Rental licensing program through the adoption of a Licensing Ordinance that coordinates with the proposed Land Use Code text amendments.

Attachments:

- **Attachment A:** Flow Chart Summary of Article 4 Text Amendments
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The draft Text Amendments and associated Licensing Ordinance are being referred to agencies and members of the public to garner feedback. Staff will make necessary changes to the drafts before they are recommended for adoption through the public hearing process.

You may also view the proposed draft text amendments and future revisions online at:
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The docket review process for the proposed Text Amendments to Article 4 of the Land Use Code will include a public hearing before the Boulder County Planning Commission and the Boulder County Board of County Commissioners. Public comment will be taken at both hearings. Confirmation of hearing dates and times will be published online at the link above and in local newspapers.

The review process for the proposed Licensing Ordinance will include a first reading at a public meeting before the Boulder County Board of County Commissioners and a second reading at a public hearing before the Boulder County Board of County Commissioners. Public comment will be taken at the second reading. Confirmation of the public meeting and public hearing dates and times will be published online at the link above and in local newspapers.

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Please return responses by **September 30, 2020.**

Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

 X We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed  PRINTED Name Chris Mestas, Fire Marshal
Agency or Address Louisville Fire Protection District

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DATE: August 26, 2020
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Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

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Signed LuAnn Renfold PRINTED Name LuAnn Renfold
Agency or Address mt view fire rescue

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☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed Deborah Bacheider PRINTED Name Deborah Bacheider
Agency or Address Town of Erie

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Attachment E

From: [Branden Roe](#)
To: [#LandUsePlanner](#)
Subject: Broomfield Review: Docket DC-19-0005 Proposed LUC Amendments Short Term Rentals / B&B
Date: Wednesday, September 9, 2020 10:43:40 AM

Good Morning,

Thank you for referring this proposal to the City and County of Broomfield for review. We have reviewed the proposed amendments to modify the Boulder County LUC regarding Short Term Rentals and Bed and Breakfasts, and we have no comments or concerns on these proposed changes.

Thank you,
Branden

--

Branden Roe, AICP

Senior Planner

City and County of Broomfield
Community Development • Planning Division
One DesCombes Drive • Broomfield CO 80020
(303) 438-6340

