



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.