



Community Planning & Permitting

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**BOULDER COUNTY
BOARD OF COUNTY COMMISSIONERS
BUSINESS MEETING**

March 14, 2023 at 10:30 a.m.

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join through **Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

Authorization under Article 16-100.A of the Boulder County Land Use Code for Text Amendments to the Land Use Code related to Short-Term and Vacation Rentals

STAFF: Ethan Abner, Long Range Planner

Public testimony will not be taken—action requested

SUMMARY

Staff requests authorization to amend the Boulder County Land Use Code (the Code) related to Primary and Secondary Dwelling Short-Term Rentals and Vacation Rentals (Articles 4-516.X, 4-516.Y, and Article 4-507.E) and any related changes to the Code.

As a result of the Short-Term and Vacation Rental Two-Year Review, which was presented to the Board of County Commissioners on January 17, 2023, Commissioners directed staff to consider amendments to the existing regulations. Potential amendments include improving the predictability of outcomes related to Short-Term and Vacation Rental applications, streamlining the existing review process, and reducing redundancies and discretion associated with the current process.

Commissioners suggested further consideration of potential geographic restrictions, restricting the total number of licenses, assessing fees or taxes to recognize the unique nature of Short-Term and Vacation Rentals, impacts on the tourism sector, the process for achieving Wildfire Partners Certification and expanding the requirement to include Wildfire Zone 2, assessing penalties against platforms that advertise illegal Short-Term or Vacation Rentals, impacts to private access roads and maintenance requirements, and proactively addressing enforcement issues associated with Short-Term and Vacation Rentals. Commissioners requested that the goals of the regulations be clearly defined and that the proposed regulations and licensing ordinance align with these stated goals.

Commissioners also directed staff to explore the necessity of certain licensing or Code requirements, development of more prescriptive regulations, opportunities to standardize Code requirements related to the maximum number of rental nights per year and minimum-night rental periods, right-sizing post-approval requirements, identifying areas where Short-Term and Vacation Rentals will have greater or lesser impacts on housing stock, improving publicly available information regarding Short-Term and Vacation Rentals, and reviewing the current fee structure to ensure fees are commensurate with the process.

Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

Staff intends to update relevant content in Article 4 (Zoning), including Article 4-507.E, 4-516.X, and 4-516.Y of the Code and will make any other revisions necessary to other parts of the Code to integrate the changes. Some organizational changes and updates to the existing language may also be necessary to make the Code easier to navigate and utilize. As part of this Code amendment process, staff also intends to concurrently update Licensing Ordinance 2020-01, an ordinance by the Board of County Commissioners for the licensing of Short-Term Dwelling Rentals and Vacation Rentals within the unincorporated areas of Boulder County.

ACTION REQUESTED

Staff requests authorization from the Board of County Commissioners to pursue amendments to the Boulder County Land Use Code Article 4 related to Short-Term and Vacation Rentals and any related provisions.