

ORDINANCE NO. 2583

INTRODUCED BY: CHACON, DOUGLAS, DOUGLAS DUKES, FORD, KIM, MADERA,
NOBLE, TETER

AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 9 OF THE COMMERCE CITY MUNICIPAL CODE (CCRMC) BY ADDING A NEW DIVISION 9 ESTABLISHING A SHORT-TERM RENTAL REGISTRATION PROGRAM IN THE CITY OF COMMERCE CITY COMMERCE CITY

WHEREAS, The City of Commerce City, Colorado (the “City”), is a home rule municipality and political subdivision of the State of Colorado (the “State”) organized and existing under a home rule charter pursuant to Article XX of the Constitution of the State;

WHEREAS, pursuant to the Charter of the City of Commerce City (the “Charter”), the City has all legislative powers and functions of municipal government as reserved to it by the Colorado Constitution and the laws of the State;

WHEREAS, Chapter 9 of the CCRMC generally regulates businesses and business licenses and Article III of said chapter regulates specialty and specific businesses and business licenses;

WHEREAS, the City has experienced a growth in its rental units’ market, leading to an increased number of short-term rental properties being offered;

WHEREAS, at times, short-term rentals may have an adverse effect on the residential character of certain neighborhoods;

WHEREAS, the City has received complaints from community members regarding short-term rentals and the actions of some renters that disturb the peace, quiet, and enjoyment of the City’s residential neighborhoods;

WHEREAS, the absence of a comprehensive short-term rental registration program has made it challenging for the City to monitor and regulate rental properties;

WHEREAS, the City of Commerce City Municipal Code does not adequately address the topic of regulating short-term rentals in the City’s residential neighborhoods;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be necessary for the preservation of the public health, safety, and welfare of the inhabitants of the City in the public interest.

SECTION 2. Addition of Division 9. Division 9 of Chapter 9, Article III of the CCRMC is hereby added as set forth in **EXHIBIT A**.

SECTION 3. Effective Date. This ordinance shall be effective beginning January 1, 2025.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 15TH DAY OF JULY, 2024.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 5TH DAY OF AUGUST, 2024.

CITY OF COMMERCE CITY, COLORADO

Steven J. Douglas, Mayor

ATTEST

Dylan A. Gibson, City Clerk