



# Short-Term Rental Regulations

March 18, 2023



# Purpose and Intent

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- Overview the current regulations and status of short-term rental units in Commerce City
- Review the available data
- Discuss what a STR program could look like for the City
- Look at next steps



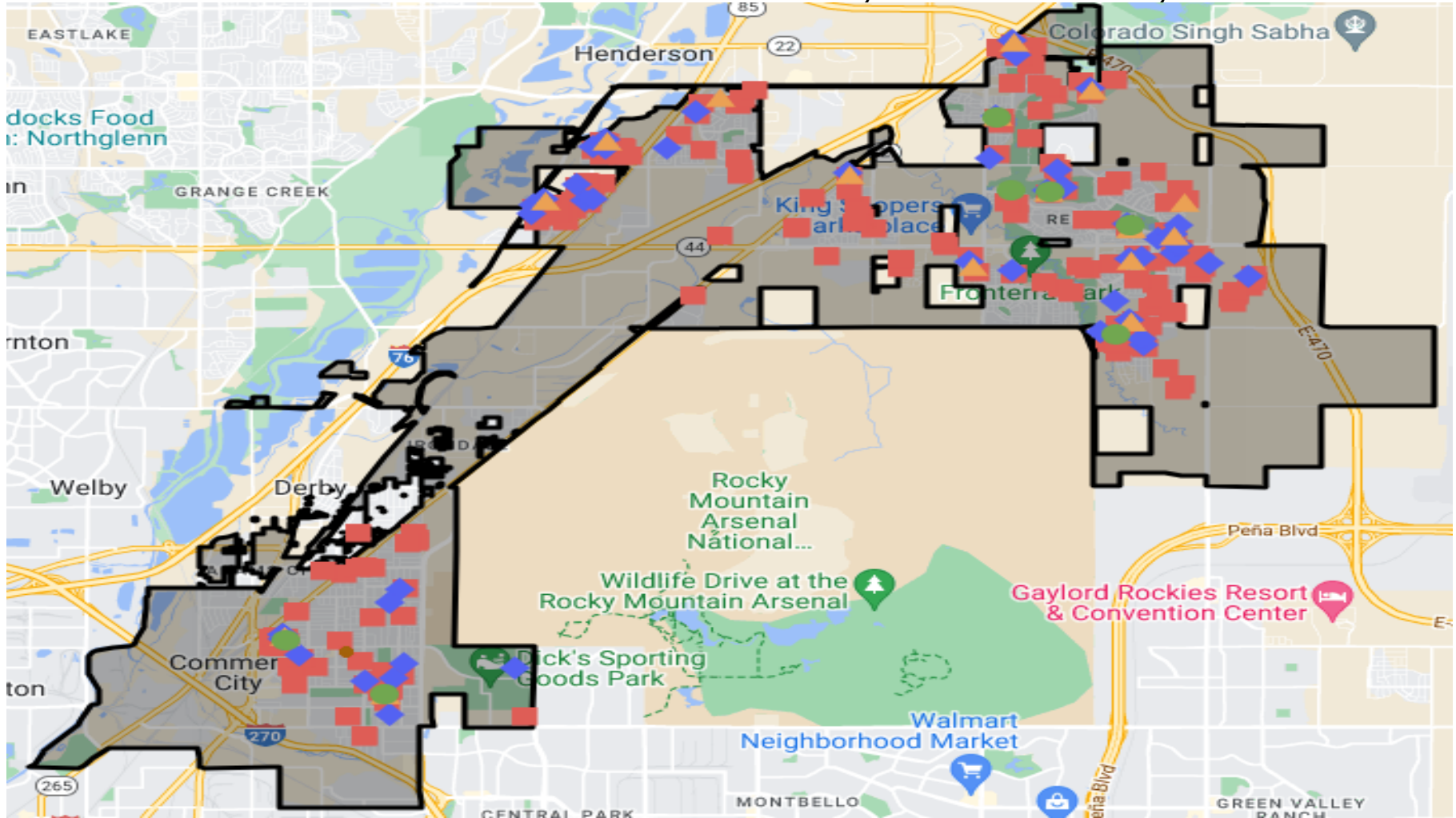
# Short-Term Rental Regulations

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- There are no City requirements for this type of business
- No lodging tax is collected
- Short-term rentals are not registered through the licensing office
- There are not owner occupancy requirements
- New STR complaints are surfacing for 2024

# Short-term Rental in Commerce City

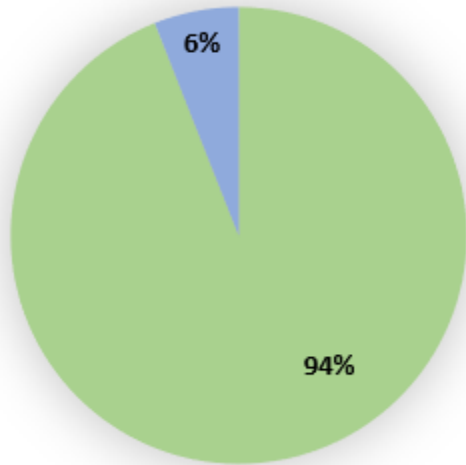
- 99 STR in Commerce City in March 2022
- 250 STR in Commerce City in January 2024



# Commerce City STR Data

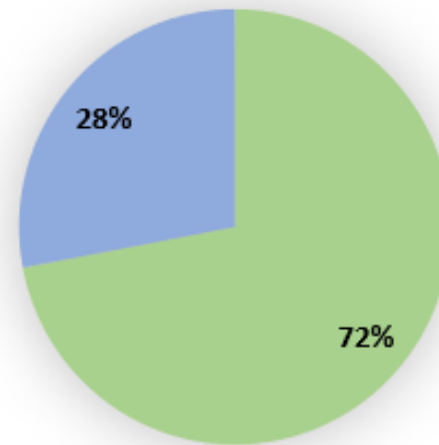
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## STR Housing Types



■ Single Family ■ Multi-Family

## STR Unit Types



■ Entire Home ■ Partial Home

# Short-Term Rental Regulations

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- In the absence of regulations:
  - Regulation is challenging and places a burden on staff when attempting to enforce
  - Lost economic opportunities and no tax benefit
  - Neighbor conflicts and diminished neighborhood character
  - Impact on housing affordability
  - Absentee hosts may not provide proper oversight

# Short-Term Rental Regulations

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- Potential ordinance provisions:
  - All parking must be on an approved surface on the lot
  - No STR shall be allowed in subsidized housing
  - All hosts shall post the City's noise ordinance in a visible location
  - The property owner must hold a business license from the City, and the unit must be registered as a short-term rental unit
  - The business license number must be included in any advertisement of the short-term rental unit

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- Potential ordinance provisions:
  - Before issuance of a permit, each property shall be inspected for compliance with all building and fire codes
  - All platforms and managers of multiple rental properties must register and provide detailed records of rental activity and taxes





# Nearby Municipalities with Regulations

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- Aurora
- Arvada
- Boulder
- Brighten
- Broomfield
- Denver
- Parker
- Thornton
- Westminster



# Next Steps

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- Calculate appropriate fee for registering units and penalties for non-compliance
- Bring fees back to Council for adoption
- Bring ordinance back to Council for formal adoption
- Consider contracting with a third-party company to help track STR units in the City





# Questions and Discussion

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Study Session- March 14, 2022

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