



Short Term/Vacation Rentals

.....●
●.....
City Council Study Session
January 23, 2017

Agenda

- Summary
- Background on Short Term Rentals
- Regulatory Considerations
- Next Steps





Summary



Summary

- Short Term Rentals (STRs)
 - Residential stays less than 30 days
 - Can be addressed by existing B&B standards
- Currently 18 STRs in Commerce City based on staff survey of various websites
 - Less than other metro municipalities
- Seeking guidance:
 - Is regulation needed? PC recommends no action
 - If so, what level of regulation is appropriate?



Background



Background

- Short Term Rental (STR)
 - Typically a residential property that is rented to a visitor for less than 30 days.
 - Used as an alternative to a hotel, STRs may be a shared space, a private room, or an entire dwelling.



<https://www.airbnb.com/rooms/14884438?guests=1&s=8MUKD7ir&sug=51>



<https://www.airbnb.com/rooms/9523086?guests=1&s=tanNKnUj&sug=51>



<https://www.airbnb.com/rooms/13752452?guests=1&s=INJYelr2&sug=51>

Background

- Potential Impacts
 - More sales tax revenues
 - Supplemental rental income for owners
 - Loss of workforce rental housing
 - Parking, noise, trash and other nuisances
 - Changes in community character

Background

- What is a “sharing economy”?
 - A socio-economic ecosystem built around the **sharing of human and physical resources**. It includes the shared creation, production, distribution, trade and consumption of goods and services by different people and organizations.
 - An economic model based on **sharing, swapping, bartering, trading, or renting** access to products.



Background

- Space
 - Airbnb, VRBO, Home Away, Couch Surfing, Peer Space, Share Desk
- Transportation
 - Uber, Lyft, Sidecar, Car2Go, Zip Car
- Food
 - Feastly, Mealsharing, Eat With, Kitchen Surfing



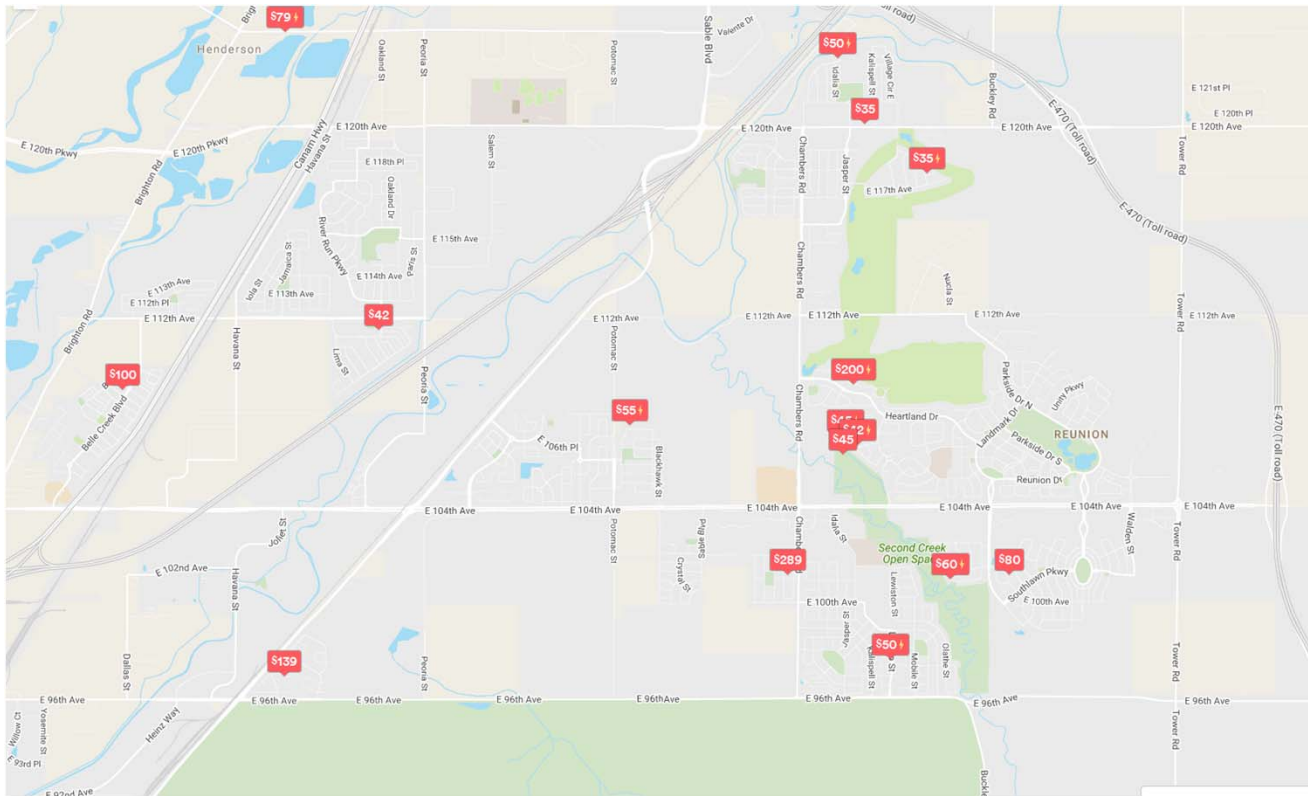


Current Conditions



Current Conditions

- Approximately 18 short term rentals
 - All in Northern Range, 4 for entire house



Metro Comparison

<u>City</u>	<u># STRs</u>
Arvada	119
Aurora	278
Boulder	1,404
Brighton	15
Broomfield	113
Commerce City	12
Denver	4,035
Englewood	179
Littleton	173
Longmont	154
Thornton	13
Westminster	44
Wheat Ridge	55

Data: AirDNA.co



Regulatory Considerations

Existing Standards

- Bed and Breakfast allowed as Use-by-Permit in residential zone districts
 - “Bed and Breakfast” means an owner-occupied single-family dwelling where up to 5 rooms may be rented for overnight lodging.



Existing Standards

- HOAs may exclude under their covenants.
- At least one HOA (Reunion) has indicated that short term rentals are not allowed.



Aurora

- New standards in 2016
 - Council wanted less regulation, administrative approval
 - Short term rentals allowed as home occupation (primary residence), minor amendments to lodging tax ordinance, license number required on advertisements and postings



Planning Commission

- Study Session September 6, 2016
- Existing laws still apply
 - Noise ordinances
 - Parking regulations
 - Trash guidelines
- No need for additional regulations to enforce.
- Recommend taking no action at this time.



Next Steps



Next Steps

- Preliminary Guidance
 - September 6: PC Study Session
 - **January 23: City Council Study Session**



Next Steps

- 3 options to move forward:
 1. No changes at this time
 2. Minor changes similar to Aurora
 3. More comprehensive regulations/limit/prohibit





Questions?

A decorative horizontal dotted line in a dark olive green color. It starts on the left, has a solid dark olive green dot, continues to the right, has another solid dark olive green dot, and then continues as a dotted line to the right edge of the slide.