



Who collects taxes, municipality or listing agency?	Neighbor Notification Required?	Concentration Limit? (i.e. # allowed/block)	Zoning Limitations? (i.e. STRS only allowed in certain zones.)	Occupancy Limits?	Limits on # of nights per year?	Require a "local responsible party" to take complaints?	Mandatory response time for the responsible party to address complaint?	Utilize a 24 hour call center for complaints?	Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	STRs allowed on deed restricted units?	Use of moratoriums?	Total # of housing units	Number of licenses issued	% of residential units with STR licenses	Long Term Rental Incentives?	Weblink to STR ordinance(s)	Data/Metrics that demonstrate success of regulations?	New/Innovative programs to share?	Other Notes
licenseholder must remit to city	TBD. Agner's new regulations will be published for first reading in late May 2022.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Yes. Currently in place		approx 1400		no				In process of writing a more comprehensive code
Municipality	No	No	Short-Term Overlay District - primarily town core	No	No	No	No	No	Internal Staff and LodgingRevs software for compliance notifications	No	No	4044	247 issued in 2021 / 326 active in April 2022	8.10%	None	<a href="https://www.avon.org/2110/Short-Term-Rental-Enforcement">https://www.avon.org/2110/Short-Term-Rental-Enforcement</a>	STR Tax for Community Housing totaled \$148,392 in Jan 2022 - the first month of inclusion in the municipal code.	Revisiting regulation strategies with Planning & Zoning Commission / Town Council in Spring 2022	The town is considering a new tiered STR overlay relative to resident owned/occupied properties in specific areas, a registration program with health/safety/wellness components and a registration fee relative to management/administrative costs.
State collects 8.875%; town collects the 3.4% lodging	no	no	no	2 people per bedroom plus 2	no	no	no	no	Internal staff with Citizen Serve Software	N/A	No	798	185	23%	No	<a href="http://townofbuerver.co/grado.gov/short-tax-rentals">http://townofbuerver.co/grado.gov/short-tax-rentals</a>	YES	no	License numbers and regulations are being reviewed
Both	No	No	Town Council is looking into amending the current code to establish zoning limitations. Estimated time for changes April/May of 2022	Yes. 2 per bedroom + 4 for the entire property	Only on owner occupied units - 21 days a year	Responsible agent has to be available by phone	60 minutes	Yes	Compliance/discovery software, 24/7 hotline, accommodation compliance administrator, community service officer	Yes. Only certain deed restrictions	No	7599 - August 2021	4279 - April 2022	56%	Yes	<a href="https://www.townofbreckenridge.com/your-government/public-notices/2022-council-bills-and-ordinances">https://www.townofbreckenridge.com/your-government/public-notices/2022-council-bills-and-ordinances</a>		Lease to locals	
Listing agency remits to Town (& other relevant entities) as of April 1, 2022	Yes, all properties within 100R.	No	Yes. 30% of non-deed restricted units in certain residential zone districts	Yes	Primary residence vacation rental licenses are limited to no more than 60 nights per calendar year.	Yes	Must be able to respond within 1 hour.	No	Compliance software- LodgingRevs in conjunction with internal staff	No	Yes. August 3, 2021- August 3, 2022	1244	194 unlimited vacation rental licenses currently. Can be upto 212 issued but we are currently in a moratorium. 10 Primary residence vacation rental licenses.	16% of total residential units	None	<a href="https://www.crestedbutte-co.gov/index.asp?SID=QDA-56889-36E1-4A3A-8001-SF16483DEFCD&amp;Type=8_BA">https://www.crestedbutte-co.gov/index.asp?SID=QDA-56889-36E1-4A3A-8001-SF16483DEFCD&amp;Type=8_BA</a>	The loss of long-term rental units in Town has stalled since enacting vacation rental regulations in 2018. Hard to draw causality, but there is a correlation.	None	Town will be reviewing and updating the vacation rental ordinance by the end of 2022.
Airbnb, VRBO, HomeAway, and Vacations by Owner are "licensed vendor platforms" that collect and remit lodger's tax on behalf of hosts. Denver does not have any "collection agreements" signed with booking platforms. Any platform may request to become a "licensed vendor" to facilitate tax remittance for hosts.	No	No	No, except that STRs are limited to No residential structures. If structure is properly zoned/permittted, it may be licensed as an STR.	No	No	Yes - Primary Resident/Host or "local responsible party" when Host is out of town.	No	Complaints can be taken through city-wide 311 system, available Monday-Friday 7am-7pm or through emailing License@denvergov.org. Noise, trash or other nuisance issues can be reported through the DPO non-emergency line 24 hours a day.	Contract with Hamari (ITAS Technologies) to provide compliance data such as list of unique advertisements, locations, # of days rented, etc. Previously contracted with HOST Compliance LLC for similar service. Application Processing/Investigations team includes 2 licensing staff and 1 supervisor.	Applicant must notify HOA that they intend to use property as an STR and submit affidavit to city attesting that notice has been provided. Not investigated/enforced further by city.	No	Approx. # of housing units (2019 study) = 306,714	Approx. # of currently active STR licenses = 2,316	Less than 1%.	No	Link to Ordinance = <a href="https://library.municode.com/co/denver/codes/code_of_ordinances/nodes?id=171118&amp;MENU_CODE_CH1800_ART1800_RMRE">https://library.municode.com/co/denver/codes/code_of_ordinances/nodes?id=171118&amp;MENU_CODE_CH1800_ART1800_RMRE</a>  Link to Rules = <a href="https://www.denvergov.org/files/assets/public/business_licensing/documents/short_term_rental_signed_rules_01.25.19.pdf">https://www.denvergov.org/files/assets/public/business_licensing/documents/short_term_rental_signed_rules_01.25.19.pdf</a>	- 87.5% licensure rate. # of complaints declining year-over-year. 2019 = 511, 2020 = 297, 2021 = 183, 2022 YTD (February) = 15. # of Notices of Violation and Citations issued declining year-over-year. 2019 = 785, 2020 = 295, 2021 = 18  Per 2019 DEDD study, STRs do not have a significant impact on home and rent prices city-wide. Moderate to weak correlation with rent/price increases at the census tract level where STRs are concentrated. Unclear whether STRs are driving increases or high-value/growth areas are attracting more STRs.	Changes were made to STR ordinance in 2020 that makes it illegal for booking platforms to process illegal (unlicensed) transactions. This puts the responsibility onto booking platforms to ensure that any transactions being conducted through their platforms are for licensed STR properties. However, it does not tell the booking platforms HOW they have to ensure that they are licensed, thus it is in full compliance with the Communications Decency Act. This has resulted in very high licensing rates of STRs	Licensees must obtain and maintain liability insurance to cover use of STR in an amount determined appropriately by the Insurance Company insuring the STR, except that the amount of coverage may not be less than one million dollars (\$1,000,000) in the aggregate.
Lodging Taxes filed & remitted to Town; Sales taxes filed & remitted to State of CO (DISTS). VCA's with both Airbnb & Vrbo	No	No	No	Occupancy based on # of bedrooms (per County assessor records) x 2 occupants + 2 per property. Ex) 2 bedroom property has maximum occup. of 6 guests	No	Yes	60 minutes	Yes	Lodging Revs for monitoring, hotline, licensing and tax filing.	No	No	1492	370	25%	Town is developing incentive for ADU (Accessory Dwelling Units). Fees waived of approx. \$14k	<a href="https://library.municode.com/co/dillon/codes/municipal_code/nodes?id=DIMUCO_CH1800_ART1800_RMRE">https://library.municode.com/co/dillon/codes/municipal_code/nodes?id=DIMUCO_CH1800_ART1800_RMRE</a>	# of Properties licensed, lodging tax revenues	All STR licenses expire annually on 5/31.	
Usually listing agency, city confirms.	yes	yes - 1 per block in single family zones	Yes. Only allowed in 2 single family zones and in mixed-use zones	Yes. Only based on # of bedrooms and in mixed-use zones	In most circumstances, no parking	yes	yes	no	Yes- Lodging Revs	No	No	Approx 8600	125	1.50%	No	<a href="http://www.durangogov.org/vacat/shortrentals">www.durangogov.org/vacat/shortrentals</a>			
county	n/a	n/a	no STR-specific zone limits	n/a	n/a	n/a	n/a	n/a	n/a	No	No	33,174	n/a	currently unknown	Yes	n/a	n/a	not yet - Minturn requires 2 yrs a primary residence before STR	Currently beginning nexus study using vendor. Licensing likely to follow. Fees/regs TBD.
Both. Town is statutory and does not collect its own tax. Regulations require each vacation home to have a sales tax license regardless of which agency they use to rent the property and collect sales and lodging tax	Yes	No	Allowed in all zoning districts except Office, Commercial Heavy and industry zoning districts	Yes - 2 per bedroom plus 2 up to 8 unless a large vacation home application has been approved (still limited to 2 per bedroom plus 2. i.e. 5 bedrooms allows 12 occupancy with approval of large vacation home application)	No	Yes	Yes - 30 minutes	Yes	LodgingRevs for compliance and 24 hotline. Code Enforcement Officer to enforce fines, suspension and revocation	No	Yes - moratorium on Town's residential waiting list  As of October 2021 residential properties licensed are no longer transferable to a new owner	approximately 5,000	471 with 322 residential	unknown	No	<a href="http://www.estes.org/recordsportal">www.estes.org/recordsportal</a>		Residential Cap Moratorium on residential transferability Moratorium on accepting residential application due to growing waitlist to 6 to 8 years implementation of workforce housing fee	
listing agency	no	no	no	no	no	yes	yes, one hour	no call center, but a complaint portal or PD	yes, Munirevs software administered by staff	no	no	1800?	250	?	no	<a href="https://library.municode.com/co/fraser/ordinances/municipal_code/nodes?id=981987">https://library.municode.com/co/fraser/ordinances/municipal_code/nodes?id=981987</a>		Looking at increasing annual fees and non-compliance fees	

Both, depends on listing agency	No	No	No	Yes; essentially 2 people per bedroom plus 2	No	Yes	Yes - 60 mins	Yes	Yes - Lodging Revs software and 1 internal staff	NO!!!	No	Approx 3650	Approx 730 (currently in renewal period)	20.00%	No	Short-Term Rental Regulations - Frisco Town Government (friscogov.com)	No	Excise tax passed April 5, 2020		
Listing agency submits to City. Each permit requires specific business license	YES, within 250'	Cannot be within 250' of another existing permit	No	Set on Building inspection per limits of property maintenance code	NO	YES	NO, just regular police dispatch	Quarterly monitoring of sites and listings done by staff	NO	NO	NO	4,298 per Colorado State Demographer	99 Total, 88 STR, 11 ATR (Accessory Tourist Rentals)	2.30%	No	<a href="https://library.municode.com/co/glenwood_springs/codes/municipal_code?nodeId=TIT070DECCO_ART070.030_USRL_070.030.030UECST">https://library.municode.com/co/glenwood_springs/codes/municipal_code?nodeId=TIT070DECCO_ART070.030_USRL_070.030.030UECST</a>	In 2019 additional regulations were put in place that has resulted in a decrease of approximately 1/3 in permitted units	250' distance cap has worked well for us as well as required building inspections and fees for permits		
Agencies	No	No, but working on it	Yes	# Bedrooms x2 plus 4	No	Yes	Yes	Yes and police	All. LodgingRevs	NA	No		350		No		Yes			
Listing agency	Not required	No limit	No limitations	No limits	No limits	Required for 24/7 contact	1 hour required response time	Yes	Internal staff	Yes	None	9416	900	9.50%	None at county level	<a href="https://www.co.grand.co.us/DocumentCenter/View/12974/Short-Term-Rental-Regulations">https://www.co.grand.co.us/DocumentCenter/View/12974/Short-Term-Rental-Regulations</a>	None	None		
Municipality	No	No	Yes	Yes	Must be at least 2 nights a year	Yes	Yes	No	Yes (Granicus)	Unknown	No	Unknown	Unknown	Unknown	No	chrome-extension://efaidnmmmb	No	No		
Municipality through platform Munirevs quarterly reports.	No unless seeking more than 2 then requires a CUP public land use hearing notice per code.	NO	No	2 per room and 2 extra total	No	Yes	Yes	No	Yes-staff using platform Munirevs	N/A	No	1581	171		No	<a href="https://cityofleadville.colorado.gov/sites/cityofleadville/files/Ordinance%20612C%20Series%202020%20STR%20amendments_0.pdf">https://cityofleadville.colorado.gov/sites/cityofleadville/files/Ordinance%20612C%20Series%202020%20STR%20amendments_0.pdf</a>	Continuing issues - working through with staff	FAQ and website good source of info. Continues to be a conversation and can be amended in the future. <a href="https://cityofleadville.colorado.gov/short-term-rental-licensing">https://cityofleadville.colorado.gov/short-term-rental-licensing</a>		
Operator collects Tax, Municipality collects from operator	No	No	Yes	Yes - Two per bedroom plus two	no	Yes - 24 hour emergency contact required	60 minutes	24 hour contact required, Town does not have 24 hour hotline in service	Yes - Online monitoring and staff collection, enforcement and audits. Currently partnering with Rentalscape	No	We are considering due to impacts to local housing.	5,997	3,376	56%	None at this time but considering options	<a href="https://library.municode.com/ca/mammoth_lakes/codes/code_of_ordinances">https://library.municode.com/ca/mammoth_lakes/codes/code_of_ordinances</a>	<a href="https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5828">https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5828</a>	Transitioning from operator based certification system to a property based certification system	Including the annual budget and TOT collection totals for each agency would be useful for comparison	
listing agency, property manager collect taxes and remit to Town	No	No	No	No	No	No	No	No	Lodging Revs and internal staff	No	No	estimated 1695 housing units that could be rented	511 as of 2/28	0.301474926	No	<a href="https://www.ci.southfork.or.us/DocumentCenter/View/1000/Chapter%2012%20-%20Business%20Licensing%20and%20Regulations%20-%20Mountain%20Village%20Municipal%20Code">Ch. 5.01 Business Licensing and Regulations   Mountain Village Municipal Code</a>	We are working on an STR impact fee study currently			
Depends - we have an agreement with VBR0 and Airbnb.	No	No	No	No	No	Yes	Yes	No	Yes - compliance software	No	No	1676	668	39%	Yes - through the housing authority	<a href="https://mtrb.colorado.gov/sites/mtrb/files/documents/Ordinances%2016%20Series%202013.pdf">https://mtrb.colorado.gov/sites/mtrb/files/documents/Ordinances%2016%20Series%202013.pdf</a>	No	No		
Municipality	No	None	Yes, no R-1 (low-density residential zone)	maximum: 2 persons per bedroom + 2 additional	30 days rented per year as a Minimum	Yes and responsible party must be within 45 minutes drive time	No	No	RentalScape/Deckard	None- But heading in this direction	No	811 (2019 ACS)	100	12.30%	None at this time	<a href="https://www.cityofouray.com/city_offices/community_development_wd3/short-term_rentals.php">https://www.cityofouray.com/city_offices/community_development_wd3/short-term_rentals.php</a>	We have seen 8 previous or at one point "in process" STRs move to ITR because of the community discussion and potentially because of the 15% excise tax	Cap & Trade Program: if a property owner provides (3) long term rental units, (1) STR license may be issued on the same property (e.g. "quadruple" can have 1 STR license if the City has met its cap, and if 3 ITR units are provided).		
City, County, State	In some Single Family Zones, yes	no	yes, Prohibited in most Single Family Zoned areas (which are limited), and in a handful of Resort Zoned subdivisions by CCR, but reinforced in Code	no	no	yes	yes, 20 mins	yes	compliance monitoring company (GovDS/Lodging Revs)	no	no	8000 res units; Approx. 5100 NR units	2400	63%	primary residents (including rentals of 180 days+ pay 55 of assessed value; Rentals/2ndary pay 1% entals	<a href="https://parkcity.municipalcodeonline.com/book?type=ordinance&amp;name=5-3_Regulation_Of_Nightly_Rentals">https://parkcity.municipalcodeonline.com/book?type=ordinance&amp;name=5-3_Regulation_Of_Nightly_Rentals</a>				
Municipality	No	1 Per block in residential zones	There are no specific zoning limitations but there is an Administrative Review for STRs in all zones.	Yes, determined on size, number of bedrooms etc.	In residential zones there is a max 185 nights that can be rented.	Yes	NA	No	LodgingRevs/MuniRevs	No	Yes	Roughly 2600 housing units across all zones.	Currently 225 STR	3.50%	Yes, City approved a program called Open Doors.	<a href="https://library.municode.com/co/salida/codes/code_of_ordinances?nodeId=CH68_ULIRE_ARTVISHRREBULI">https://library.municode.com/co/salida/codes/code_of_ordinances?nodeId=CH68_ULIRE_ARTVISHRREBULI</a>	Too early to determine since it was implemented in December 2021.			
Both	No	No	No	Yes	No	Yes	Yes	Yes	Yes	No	No	2500	220	8.80%	No	<a href="https://www.silverthorne.org/town-government/finance-administrative-services/short-term-rental-licenses">https://www.silverthorne.org/town-government/finance-administrative-services/short-term-rental-licenses</a>	No	None		
Municipality except Airbnb and VBR0 collect on the renters behalf.	no	no	no	no	no	no	no	no	none at this time	no	no		408 STR		Do not have a specific STR license yet.	None	No ordinance	N/A	None	Snowmass Village in the process of reviewing our STR process.

Voluntary collection agreements with VRBO and Airbnb	For VHR Permits only	no	Considering a new overlay zone for STRs	yes	no	yes	no; but will implement this with new licensing ordinance	Under contract; will go live with new licensing ordinance	Contract with Granicus; dedicated STR compliance officer	no	yes, while overlay zone is being drafted	~10,000	225 VHR permits; ~3000 total STRs	VHR permits 2.25%; total STRs 30%	no				
Listing agency # Air B&B or Expedia, otherwise submitted directly to the State.	No	No	Yes, only allowed in residential zone districts.	Yes, 2 guests per bedroom plus 2 additional guests, unless further restricted by On-Site Wastewater System. For lots in excess of 40,000 sq. ft., an owner may request additional guests through a Conditional Use Permit process.	No annual limit if property is within the Resort Overlay Zone. Within the Neighborhood Zone it depends on License type: Type I = unlimited rights for primary resident renting out a bedroom while host is present on property. Limit to 60 days per year if renting out entire home. Type II = limited to 135 nights per year. Type III = unlimited rights	Not required to be local but responsible party must respond within 1 hour of receiving a complaint.	Yes, 1 hour.	Yes, complaint hot line can be used via telephone or via weblink.	Yes, the County utilizes Host Compliance software and internal staff to monitor compliance.	No	Yes, County called a 90 day moratorium in 2021 to allow time to revise STR regs and ordinance.	Approximately 16,000 units in unincorporated County	4,573 Licenses	Approximately 28.4%	Yes, "Leasing to Locals Program" provides \$8,000 to convert STR to 5 month lease and \$20,000 for 1 year lease.	<a href="https://www.summitcountycolorado.gov/DocumentCenter/View/23986/STR-Regulations?bidid=">https://www.summitcountycolorado.gov/DocumentCenter/View/23986/STR-Regulations?bidid="</a>	No	Yes, previously mentioned Leasing to Locals Program and Housing Helps Program, which provides money to existing homeowners, or buyers, who agree to deed restrict their property to local workers.	N/A
Municipality	no	no	yes, Residential Zone district limits on # of rentals per year	no	Only in Residential Zone	yes	no	no	3rd party and a Town Clerk	no	yes currently until 11/23 ??	750	?	yes	<a href="https://hellunde.municipal.codes/TMC/6">https://hellunde.municipal.codes/TMC/6</a>	no	not yet...		
Municipality self collects sales tax. Marketplace facilitators are required to collect and remit.	Only for Duplex Units	No	No	2 per bedroom + 2	No	Yes	30 minutes between 11PM and 7AM, 60 minutes all other times	Yes	Utilize LODGINGrevs to monitor online listing platforms for compliance.	No	No	7,359	2,454	31%	None	<a href="https://codebook.legal.com/codes/va/co/states/va_l_co/0-0-0-18601">https://codebook.legal.com/codes/va/co/states/va_l_co/0-0-0-18601</a>			
Listing Agency / or Municipality for independently listed	No	No	No	Safety Requirements list complying with fire and building code	No	Yes	60 Minutes	No	Lodging Revs	No	No	2,770	1,152	41%	Yes	<a href="https://wgov.com/wp-content/uploads/2021/06/0552.pdf">https://wgov.com/wp-content/uploads/2021/06/0552.pdf</a>	Registration new October 2021, have added more than 300 rentals to registration, so capturing previously	Anticipate updates to policy in the coming year	Long Term rental Incentive partnering with business was good metric for understanding critical

Courtesy of our Partnership with Colorado Association of Ski Towns