

# Short-Term Rental Ordinance Matrix

Source: Colorado Association of Ski Towns Survey

Agency	Fees (note \$)	Total Sales Tax on STRs	Zoning Limitations? (i.e. STRS only allowed in certain zones.)	Limits on # of nights per year?	Total # of housing units	% of residential units with STR licenses	Other Notes
Aspen	forthcoming	lodging and sale	TBD	TBD			In process of writing a more comprehensive code
Avon	\$75	4% sales tax, 4% accommodation tax, 2% STR Tax for Community Housing	Short-Term Overlay District - primarily town core	No	4044	8.10%	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.
Blue River	\$200/initial; \$150/annual	12.275% (includes 3.4% lodging tax)	no	no	798	23%	License numbers and regulations are being reviewed
Breckenridge	\$75-\$175 license tax plus a regulatory fee of \$400 per bedroom	12.275% Total	Town Council is looking into amending the current code to establish zoning limitaions. Estimated time for changes April/May of 2022	Only on owner occupied units - 21 days a year	7599 - August 2021	56%	
Crested Butte	\$750 for unlimited vacation rental license. \$200 for primary residence vacation rental license	9.4% total sales tax (Town, County, State, RTA), 4% local marketing district, 7.5% vacation rental excise tax = total tax rate of 20.9%	Yes. 30% of non-deed restricted units in certain residential zone districts	Primary residence vacation rental licenses are limited to no more than 60 nights per calendar year.	1244	16% of total residential units	Town will be reviewing and updating the vacation rental ordinance by the end of 2022.
Dillon	STR LICENSE FEE - \$250, PARKING FEE \$300 x # of spaces deficient	8.88% Total	No	No	1492	25%	All STR licenses expire annually on 5/31.
Durango	\$750 permit fee, annual business license fee	Lodging, Sales	Yes. Only allowed in 2 single family zones and in mixed-use zones	In most circumstances, no	Approx 8600	1.50%	
Eagle County	n/a	sales	no STR-specific zone limits	n/a	33,174	currently unknown	Currently beginning nexus study using vendor. Licensing likely to follow. Fees/regs TBD.
Estes Park	\$200 base fee \$50 per bedroom per Assessors	8.7% Total	Allowed in all zoning districts except Office, Commercial Heavy and Industry zoning districts	No	approximately 5,000	unknown	
Fraser	\$150/annually	11% Total	no	no	~1800	45-50%	
Frisco	\$250 annually	8.25% Total	No	No	Approx 3650	20.00%	
Glenwood Springs	\$500 STR, \$300	11.1% Total (2.5% lodging tax)	No	NO	4,298 per Colorado State Demographer	2.30%	
Granby	\$100 applic. fee. \$300 to \$500 based on bedrooms	8.2% Total	Yes	No			

<b>Grand County</b>	\$25/pillow	4.2% Total	No limitations	No limits	9416	9.50%	
<b>Grand Lake</b>	\$600 Flat Fee	9.2% Total					
<b>Leadville</b>	\$325 per license wither Class 1 (owner occupied) or class 2 (non-owner occupied)	6.9% Total	No	No	1581		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>
<b>Mountain Village</b>	\$165 + \$22 per sleeping room	8.65% Total	No	No	estimated 1695 housing units that could be rented	0.301474926	
<b>Mt. Crested Butte</b>	\$350 for new and \$300 for renewal	9.9% Total	No	No	1676	39%	
<b>Ouray</b>	Yes (new license fee: \$600; annual renewal fee: \$350)	3.5% Lodging/15% Excise/7.75% Sales; 24.45% Total	Yes, no R-1 (low-density residential zone)	30 days rented per year as a Minimum	811 (2019 ACS)	12.30%	
<b>Salida</b>	First time they apply-\$470 and during renewals it is \$270; \$3.66 per night per room rented	8.65% Total	There are no specific zoning limitations but there is an Administrative Review for STRs in all zones.	In residential zones there is a max 185 nights that can be rented.	Roughly 2600 housing units across all zones.	3.50%	
<b>Silverthorne</b>	Yes. Studio -\$150; 1 Bedroom - \$200; 2 Bedrooms -\$250; 3 Bedrooms -\$300; 4 Bedrooms -\$350; 5 bedrooms - \$450; 6+ bedrooms - \$500	14.375% Total (new increase for lodging tax to 6%)	No	No	2500	8.80%	None
<b>Snowmass Village</b>	\$85	12.8% Total	Current Moritorium in place, public engagement and STR Ordinance Draft ongoing	no		Do not have a specific STR license yet.	Snowmass Village in the process of reviewing our STR process.
<b>Steamboat Springs</b>	VHR Permit \$500; \$75 annual renewal; new fees to be adopted with licensing ordinance	11.4% Total	Considering a new overlay zone for STRs	no	~10,000	VHR permits 2.25%; total STRs 30%	

<b>Summit County</b>	Yes, depends on license type. Resort Overlay Zone = \$265 Neighborhood Zones: Type I = \$215; Type II = \$320; Type III = \$105 plus CUP fee: Class 2CUP = \$1,650; Class 4 CUP = \$4,925. Renewal= \$535 for pre-existing licenses, full fee for renewals on new license types under new regulations adopted in 2021.	Sales tax =7.15% collected by State. Summit County receives 2% of this.	Yes, only allowed in residential zone districts.	No annual limit if property is within the Resort Overlay Zone. Within the Neighborhood Zone it depends on License type: Type I = unlimited nights 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 nights	Approximately 16,000 units in unincorporated County	Approximately 28.4%	N/A
<b>Telluride</b>	Based on # of rooms. \$122/room	8.65% Total	yes. Residential Zone district limits on # of rentals per year	Only in Residential Zone	??	?	
<b>Vail</b>	\$5-\$10 for professionally managed units; \$150 for self-managed units	8.9% Total	No	No	7,359	31%	
<b>Winter Park</b>	\$150 Flat Fee	11.2% Total	No	No	2,770	41%	Long-Term rental incentive partnering with business was good metric for understanding critical current workforce housing needs, partnering closely with property management also key to new STR registration success