

Input on STR Fees

"I am in favor of increasing short term rental fees as there are not enough long term rentals available for employees currently." -Carrie Nedele, Fraser Business Owner, Tabernash Resident

"I am writing to express my support for an increase in the STR registration fee in Fraser. I have personally been kicked out of a residence in Fraser when the owner decided to convert it to a short term rental, and have felt the struggle locals feel in attempting to secure another living situation on short notice. I don't fault the landlord, because the money he stood to make from a STR far outweighed my long term lease. Short-Term Rentals are not going anywhere, they're a part of our community. But as a town we can regulate them and make sure they're contributing to our solutions to affordable housing. Please raise the current registration fee of \$150. Thank you for your time." -Loreta Silverio, Previous Fraser Resident, Current Winter Park Resident

"Yes, the fees on Short-Term rentals should be increased to match what the commercial hotels pay. This is the exact same use as the hotels. They should be reclassified as commercial use for property tax purposes, as hotels are currently taxed at that much higher rate. Put the additional revenue into the new housing authority to pay for workforce housing. Raising the taxes on these units would drive down their value some, which would help with housing affordability." -Ted Carney, Fraser Business Owner, Granby Resident

"As a long time local business owner I feel your registration fee is too low and should be raised. I also think every STR should have an additional fee added to the price and taxes. This fee, I'm not sure how much, should be collected for the housing authority to use for real affordable housing. As a business owner and resident I don't want to see another mill levy or an increase in sales tax or any other fee that as a business or a resident that I'll have to pay. All these visitors need to pay to fix this problem. What are other communities doing that are struggling with this problem? What are the fees in other communities? Thank you for the opportunity to comment! My business is located in Fraser, but I have lived in Granby for 22 years." -Scott Linn, Fraser Business Owner, Granby Resident

"I believe that short term rental registration fees are a good way to keep track of the volume of potential rentals in the market and also a good way to raise money for the town. I have long-term rentals and there is a case that renting short term can increase my profits immensely, but I like having locals live at my rentals. I do have an AirBNB in Winter Park and like the flexibility it provides for using my condo and renting it out. Everyone should have a choice in how they use their personal house or condo. The town should be busy building and buying affordable housing, it will never be as profitable for private parties." -Brandon Rigo, Fraser Business Owner, Evergreen Resident

From: Sheryl Rahmani <sheryl.rahmani@gmail.com>
Sent: Thursday, August 4, 2022 10:42 AM
To: Michael Brack <mbrack@town.fraser.co.us>
Subject: Short-Term Registration Fees and Enforcement

Hi Michael, I had to drop off the call last night and have been reviewing this document this morning. I think some information that is missing is the sales tax collected in other areas, like Breckenridge. My quick google search indicated that it's almost half of what Fraser is collecting and would be good information to have to get a complete picture for comparison. Also, Summit county is more expensive and STR owners can charge more money. So averages for STR revenue per area would also help paint a more clear picture.

I still don't understand why the focus is on the STRs. I think many of us are ok with a reasonable increases in fees to support the affordable housing problem, but this is a very drastic change. Why isn't this being addressed with town planning and developers? If your goal is to decrease the number of STRs so fewer jobs are needed you may achieve that.

Interestingly enough, not many STR owners were at the meeting as far as I could tell. I wonder if the mayor let his clients know about the drastic fee changes being proposed. This is conflict of interest that I see - his involvement in policy making in an area where he has financial interest. I saw he excused himself from the meeting which is honestly the right thing. I hope you can continue on a path that's fair and consider whether or not placing the problem of affordable housing solely on STRs is just.

Thanks,
Sheryl Rahmani

Antoinette McVeigh

From: Philip Vandernail
Sent: Tuesday, August 2, 2022 5:22 PM
To: Antoinette McVeigh; Michael Brack
Subject: Fwd: Feedback on Proposed STR Ordinance

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From: Daryl Reicheneder <Daryl.Reicheneder.274109827@p2a.co>
Sent: Tuesday, August 2, 2022 5:16:43 PM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

Hi,

I'm against the proposal for fees on short term rentals (STRs). Without STRs, tourists could not come to the Fraser/WP area and there would be no jobs for anyone. It's not fair to place the burden of affordable housing on those that provide STRs rather than on companies that under-pay their employees. STRs provide the tourists which provide the jobs. There is also the issue that some people barely rent out their condo (me) and others rent it out all the time. Thus it is not fair to have the same fees for everyone. But to be clear, I'm against any fees on STRs Thanks!

Regards,
Daryl Reicheneder
dycreich2@msn.com
Littleton, CO 80122

Antoinette McVeigh

From: Philip Vandernail
Sent: Tuesday, August 2, 2022 5:22 PM
To: Antoinette McVeigh; Michael Brack
Subject: Fwd: Feedback on Proposed STR Ordinance

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From: Daryl Reicheneder <Daryl.Reicheneder.274109827@p2a.co>
Sent: Tuesday, August 2, 2022 5:19:48 PM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

Daryl again...also renters contribute substantially to the sales tax base AND being able to rent a property increases it's value which increases property taxes collect. I feel like that Fraser is creating a department that isn't needed (afterall, people have been renting their properties in the valley for decades) and then we are being asked to pay for it. Thanks!

Regards,
Daryl Reicheneder
dycreich2@msn.com
Littleton, CO 80122

Antoinette McVeigh

From: Philip Vandernail
Sent: Tuesday, August 2, 2022 5:33 PM
To: Antoinette McVeigh; Michael Brack
Subject: Fwd: Feedback on Proposed STR Ordinance

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From: Sheryl Rahmani <Sheryl.Rahmani.274179451@p2a.co>
Sent: Tuesday, August 2, 2022 5:27 PM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

To Whom it May Concern

I find the proposal for Increased fees, on top of already exorbitant fees appalling. Why are you putting the ownis for affordable housing on second home owners? We pay our regular taxes just like everyone else. If we can't be in our home Fraser should be happy that we're bringing additional business into the area with renters. Without us, Mayor Vandernail wouldn't have a side gig. And, honestly isn't that a conflict of interest. Have you compared your polices and fees to other mountain towns and cities? We cant be the ones to blame for the lack of affordable housing.. Have you looked at putting pressure on the resort to raise wages or raising minimum raise? I don't think your plan to rape second home owners will solve the problem. Are you going to raise enough money to build affordable housing or are you just going to use that money to hire the "random inspectors"? Is there a business plan or facts to back up that the fees you're planning to collect will help the problem? Because right now all you're doing is incensing second home owners to leave area. This is a shameful way to treat second home owners who are an integral part of the community.

Regards,
Sheryl Rahmani
74 Alderbrook Trail
Rochester, NY 14624

Antoinette McVeigh

From: Philip Vandernail
Sent: Tuesday, August 2, 2022 5:33 PM
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Regards,
Sheryl Rahmani
74 Alderbrook Trail
Rochester, NY 14624

Antoinette McVeigh

From: Philip Vandernail
Sent: Tuesday, August 2, 2022 6:24 PM
To: Antoinette McVeigh; Michael Brack
Subject: Fwd: Feedback on Proposed STR Ordinance

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From: Melanie Thompson <Melanie.Thompson.274158454@p2a.co>
Sent: Tuesday, August 2, 2022 6:21:09 PM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

Dear Trustees,

I am a compliant STR owner. I have been so since the start. I really don't make any money on my STR after all the expenses with property tax, HOA dues and heat. It is already a large negative amount on my Schedule E. Fortunately the property has appreciated, however, if/when property decreases again this will be even more unfair.

Also, I really don't think you should charge more than Winter Park. It seems to me the rate should be based on actual net profit, and in my case since that is negative the rate should be zero.

Also I am very disturbed by this bit: "(j) Following issuance of the short-term rental permit, the town manager or his/her designated representative may enter upon and inspect the STR to ensure compliance with the provisions of this chapter. Such entry and inspection shall only be permitted between the hours of 9:00 a.m. to 5:00 p.m. after providing the property manager of the STR at least seven days' written notice of the town's intent to inspect. The property manager or other designated representative is required to coordinate with the town manager or designated representative on the subject property to provide access for compliance inspections. Compliance inspections will be conducted at random or if any public safety concern has been reported." I think this should be by appointment with owner only! You should not be able to go into my property randomly! What if I had a guest? What if I was on vacation? This seems to be an invasion of privacy! If this thing passes I would be further inclined to not rent out my property at all, and then the city revenue would be diminished by my guests not spending money in the community.

Thanks for reading this feedback and taking it into consideration.

Regards,
Melanie Thompson
2164 S Braun Way
Lakewood, CO 80228

Antoinette McVeigh

From: Philip Vandernail
Sent: Wednesday, August 3, 2022 8:56 AM
To: Antoinette McVeigh
Subject: Fw: Feedback on Proposed STR Ordinance

Philip Vandernail
Mayor
Town of Fraser
75487 U.S. Highway 40, P.O. Box 89
Fraser, CO. 80442
www.frasercolorado.com



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From: Eric Grace <Eric.Grace.274118034@p2a.co>
Sent: Wednesday, August 3, 2022 7:51 AM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

License Fee hikes are expected.
Penalties for non-registered STRs are appropriate.

Stop there. There is no need to go further with spend on policing compliance or on-demand inspections. That concept is 'make work'. For instance, NO STR guest would ever want to deal with someone demanding entrance to the home they are staying in and being interrupted on their vacations, and scheduling inspections would need to be done a year out or more as STR vacationers book years in advance.

The following provisions should be stricken

6-8-30.n (unnecessary process overhead) A simple statement of requiring guests to comply with town parking regulations is sufficient.

6-8-30.o.4 (too restrictive). Even local contacts need more than 1 hr to resolve many issues. This should be more like 1 day.

6-8-30.o.5 (unnecessary)

6-8-30.o.6 (unnecessary)

6-8-30.o.6 (unnecessary overhead and interrupting to vacationers)

6.8.40 includes an appeal process that has no detail related to the process, this is insufficient.

Affordable housing is NOT the responsibility of individual homeowners. The existence of STRs is NOT the reason for "affordable housing problems". STRs are a main tributary of economic stimulus to the area. Taxes and fees on other

businesses serving area guests should be increased as well.

Zero fees should be imposed or funds collected/spent without the Town having a comprehensive affordable housing plan.

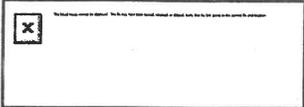
Regards,
Eric Grace
188 Meadow Mile
Fraser, CO 80442

Antoinette McVeigh

From: Philip Vandernail
Sent: Wednesday, August 3, 2022 12:31 PM
To: Antoinette McVeigh
Subject: Fw: Feedback on Proposed STR Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Philip Vandernail
Mayor
Town of Fraser
75487 U.S. Highway 40, P.O. Box 89
Fraser, CO. 80442
www.frasercolorado.com



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From: Jeff Cabot <Jeff.Cabot.274129528@p2a.co>
Sent: Wednesday, August 3, 2022 11:44 AM
To: Philip Vandernail <pvandernail@town.fraser.co.us>
Subject: Feedback on Proposed STR Ordinance

Dear Mayor Philip Vandernail,

This proposal is not good and taking advantage of property owners (mostly second homes) who already pay significant taxes. The fee, if any, should be annual flat fee and not based on bedrooms, and should be minimal since additional taxes are already being paid based on the inflated values which have increased 100% over the last few years.

Regards,
Jeff Cabot
13 Summit Ash
Littleton, CO 80127

Antoinette McVeigh

From: Michael Brack
Sent: Wednesday, August 3, 2022 3:45 PM
To: Antoinette McVeigh
Subject: FW: Town Board Meeting regarding SRT's

Just received this today. Can you forward along?

Michael Brack
Town of Fraser

-----Original Message-----

From: Christina Bunting <christinamarieb@me.com>
Sent: Wednesday, August 3, 2022 12:43 PM
To: Michael Brack <mbrack@town.fraser.co.us>
Subject: Town Board Meeting regarding SRT's

Dear Michael Brack,

It has come to my attention that the town of Fraser is seeking to increase short term rental fees from a flat rate to a per bed room rate.

I am an individual short term rental owner of a 2 bedroom condo. I am not a corporate entity and I am not a millionaire. I am a regular person who has saved enough to put a downpayment on a home in the beautiful town of Fraser. My family of 4 use this mountain home to enjoy nature, a change of scenery and fresh air. My young daughters are looking forward to learning how to ski in the winter. We share/rent this home to others to help offset the mortgage of the home.

We understand that there is an affordable housing shortage/supply and demand issue however putting those costs to help alleviate that problem on short term rental owners does not seem like viable, long term solution.

Additionally, if there is an increase in cost for SRT's what is the city planning to do with the funds? Will the funds be distributed to those that meet the income requirements via tax breaks so they can afford to buy a home in Fraser? How will the city ensure affordable homes to those in need? Do the new build multi-family developments have a designated amount of affordable homes? Are the developers who are selling these homes starting at 900k+ doing anything to help alleviate the affordable home issue? What about the same homes that are being sold and not rented because the owner can afford to pay the high cost and not rent it out?

I understand that creating affordable housing is complicated and I agree that a reasonable increase is due. However, the increase that is being proposed is significant and that burden shouldn't fall entirely on SRT owners.

Thank you