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# Short-Term Rental Ordinance

**Study Session**  
**April 13, 2026**

Presenter: Caitlyn Mars, Zoning and Weed Control Manager



# Purpose and Request



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Informational update on STR Ordinance No. 2026-01

Review revisions, community feedback, and referral comments



# Revisions



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Revisions were drafted after:

Planning Commissioner, Resident and STR Host feedback, &

BOCC guidance

Subsequent adjustments to changes

Revisions include:

Legacy provisions

Insurance requirement

Occupancy restrictions

Large Gatherings

Separation Requirements

Waitlist & Lottery



# Legacy Designation



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STRs **operating within the 6 months prior to the Ordinance effective date** may apply for Legacy designation on their License.

Legacy designation may **exempt properties from certain requirements**, including primary residence and separation rules (500-foot buffer or multi-family cap). This would allow existing STRs to obtain licenses and continue operating.

**Documentation of prior STR use is required** and must show that the property was active as a STR within the 6 months prior to Ordinance effective date.

Any applicant interested in a Legacy designation **must apply for a License within 60 days of the Ordinance effective date**. After that deadline, the system would shut down to allow staff time to process all existing Legacy applications prior to processing any new applications (500-foot buffer and multi-family cap will need to be evaluated and mapped once all Legacy applications have been processed).



# Insurance Requirement



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All STR license applications must include proof of liability insurance of at least \$1,000,000, per claim and in aggregate, or utilize a hosting platform that provides equivalent coverage. The Licensee is responsible for maintaining insurance during the license period.

**INSURED**



# Occupancy Restrictions



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Original Language: 2 persons per bedroom + 2 persons

Additional Changes:

**OWTS limits apply instead of occupancy of 2/bdrm + 2, when applicable** – in most cases OWTS occupancy limits are more restrictive (Public Health)

**Only one renter group at a time**  
(addressed concerns from South Metro Fire Rescue)

**MAXIMUM  
OCCUPANCY  
NOT TO EXCEED  
\_\_\_\_ PERSONS**



# Large Gatherings Prohibited



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STR properties may not host events or gatherings exceeding 100% of the permitted overnight occupancy limit. Occupancy remains capped at 2 people per bedroom plus 2 additional people.

Example: 10-person occupancy → 20-person max gathering at property



# Separation Requirements



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Whole-House Rental definition removed – hard to enforce

500-foot separation requirement applied to all new STR properties

Legacy properties exempt

This buffer is intended to prevent clustering of new STRs, a concern based on resident complaints and feedback.



# Waitlist and Lottery Provisions



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Lottery – removed

legacy designation covers original need for a lottery

Waitlist only applies to multifamily caps

500-foot separation waitlist would not be practical to administer, would be reviewed prior to application fee



# Public Outreach



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3 rounds of feedback  
before drafting – randomized notifications  
late 2025  
early 2026 (56 online comments + a few  
emails)

2026  
Email Notifications

Postcards to identified STR owners and all  
owners of condominiums in the Boston  
Commons community

Approx. 25 postcards were returned  
undeliverable



# Public Input and Feedback 2026



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Concern	Reasoning
Cost of Fees unreasonable	Fees are set to recover the true cost of administering the program; aimed to be consistent with other neighboring jurisdictions
Primary Residence	Preserve long-term housing, prevent commercial STR conversions, and reduce neighborhood disruption. Created a legacy exemption for this requirement.
500-foot separation	Prevents clusters of STRs in residential areas, reducing parking, noise, and traffic impacts, which are the majority of STR complaints. Created a legacy exemption for this requirement.
Multi-Family License Cap	Capping STRs in multi-family buildings protects available long-term housing stock, reduces strain on shared building amenities, and avoids over-concentration in high-density areas.
Costly & Burdensome Regulations	Regulations are designed to prioritize safety, clarity, and administrative efficiency while minimizing intrusive inspections.



# Public Input and Feedback 2026 continued



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Concern	Reasoning
Legacy license expiring with change in ownership	Licenses are tied to the operator, not the property, to ensure each new owner is vetted and agrees to current rules. This prevents outdated or non-compliant operations from continuing indefinitely and keeps regulations consistent over time. Legacy licenses will eventually become primary residences.
Rural STR burden	Regulations are designed to promote safety and consistency across STR hosts. The Board could consider a possible fee reduction for rural STRs if of interest.
Campfire Restriction	Outdoor burning restrictions are intended to ensure safe use of properties.
LRA response times unreasonable	Response time expectations ensure that operators have a designated contact who can address urgent issues quickly, helping resolve complaints before they escalate.



# Referral Comments



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**South Metro Fire Rescue (SMFR):** The ordinance’s primary residence requirement, combined with the absence of limits on simultaneous rentals, could result in STRs being classified as “lodging houses”, requiring sprinkler installation.

Incorporated occupancy restriction limiting to ***only one renter group at a time***

**Arapahoe County Assessor’s Office:** Requested notification of properties approved/licensed to operate as a Short-Term Rental. No changes were recommended.

**Arapahoe County Sheriff’s Office (ACSO):**

Does not currently have the capacity within existing staffing levels to conduct enforcement efforts for this Ordinance, and any response will be considered a lower priority

Requested to receive ongoing report identifying approved Short-Term Rentals





# Referral Comments continued...

## Inspection Authority and Requirement Requests

Public Health: On-Site Wastewater Treatment System (OWTS) aka “Septic System”  
Modified language in “Occupancy” section to ensure OWTS occupancy limits supersede the ordinance occupancy limits, when applicable

**Additional Request:** Modify Ordinance language requiring septic inspections prior to approval of STR license.

Skyline Fire Protection District:

**Request:** Include the below language into the ordinance authorizing additional inspection authority for the Fire Marshal or their designee

“Authorized Public Inspector” or “API” means the Director of the Department of Public Works and Development, his or her designee, or the Arapahoe County Sheriff or Deputy Sheriff, **or the Fire Marshal or their designee from the Fire Protection District serving the property.**





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# Discussion & Questions

