



SUBJECT: STUDY SESSION ON CASE NO. LDC21-003 – SHORT-TERM RENTAL LAND DEVELOPMENT CODE AMENDMENT

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BACKGROUND

Beginning in 2023, Arapahoe County staff began evaluating short-term rental (STR) activity and potential regulation in response to increasing public complaints about noise and parking issues associated with unregulated STRs. Early research, and Board of County Commissioners (BoCC) study session, explored the scope of the issue, the County's enforcement authority, and regulatory models from other jurisdictions. Comparative analysis showed that several Colorado counties and municipalities address STRs by requiring licensing, establishing occupancy and parking limits, and often mandating on-site management or owner occupancy to preserve neighborhood character. National and international studies have found that growth in STR listings may be a contributing factor to increased rent and home prices, and that regulating STRs can be one element of a broader housing-affordability strategy.

A countywide survey requesting feedback was completed prior to the drafting of the regulations. A total of 234 responses were received—82 percent of respondents reported living in unincorporated Arapahoe County. Views on the topic were divided: roughly one-third favored unrestricted STR licensing, one-quarter supported allowing STRs only with owner occupancy, and about 40 percent preferred prohibition. Many respondents cited concerns about noise, parking, and housing affordability, while supporters emphasized property-rights flexibility and income opportunities. Most participants viewed licensing, owner-occupancy or rapid-response requirements, and separation buffers as important tools if STRs were to be allowed. Further survey results can be found in the staff report attachments.

Through 2024 and 2025, staff drafted a Land Development Code (LDC) amendment, along with a licensing ordinance to provide a clear framework for STR regulation. The LDC amendment establishes STRs as a permitted use in most residential zone districts, defines whole-house and partial-house rentals, prohibits STR use of accessory dwelling units on parcels under nine acres, and requires compliance with the County's proposed licensing ordinance. In parallel, the ordinance creates a licensing and enforcement program requiring annual application submittal, proof of compliance with life-safety standards, good neighbor notices, and provides for inspections, fines, and license suspension or revocation.

Board of County Commissioner feedback during study sessions in January and August 2025 further refined the draft regulations. Based on Board direction and stakeholder feedback, staff incorporated various key provisions to balance neighborhood protection with homeowner flexibility: (1) local responsible agent requirements focusing on rapid response time (15-minute phone and 60-minute in-person response); (2) parking standards requiring a site-specific parking plan, minimum on-site spaces; (3) a shift from mandatory third-party home inspections to owner affidavits of life-safety compliance backed by County inspection authority; (4) separation and cap limits, including 500-foot spacing between

licensed whole-house STRs and a cap of 100 licenses in multi-family buildings; (5) two varying options for a primary residency requirement or limit to the number of days rented per year.

Together, this multi-year research, outreach, and drafting effort forms the foundation of the proposed Short-Term Rental regulatory framework, combining a Land Development Code amendment with a licensing ordinance to ensure enforceable life-safety standards, protect neighborhood character, and help maintain housing availability while providing a path for responsible STR operation in unincorporated Arapahoe County.

PROPOSED REGULATION SUMMARY

Ordinances

Two draft ordinances have been distributed for referral comments and made available for resident feedback through October 10, 2025. Both proposals create a licensing framework designed to protect public health, safety, and neighborhood quality of life, while also preserving the opportunity for property owners to earn income through operating a STR. The key policy difference between the two drafts concerns the eligibility requirement: one draft establishes a 180-day annual rental cap for STR operation, while the other requires that each licensed STR be the primary residence of the property owner or an authorized lessee. Both options are designed to limit the impact of STRs on Arapahoe County's long-term residents. The 180-day annual rental cap allows flexibility for partial-year residents to operate an STR while they reside elsewhere but prevents investors from operating a home as an STR year-round. The primary residence requirement reduces the likelihood of investor-operated STRs unless the investor is willing to make the STR their primary residence.

Both ordinances are nearly identical in structure and most of the provisions are the same. Each applies to STRs in all zone districts of unincorporated Arapahoe County, including Planned Unit Developments (PUDs), unless a PUD specifically prohibits STRs. They exclude hotels, motels, guest ranches, bed-and-breakfasts, and properties leased for thirty days or more. Each draft defines key terms such as Short-Term Rental, Local Responsible Agent (LRA), Good Neighbor Notice and Guidelines, and Lodging Unit. Both drafts require that STRs obtain a County-issued license and renew that license annually. Applications must include owner or lessee and LRA contact information, a parking plan demonstrating minimum on-site spaces, proof of compliance with life-safety standards, a Good Neighbor Notice, and Renter Information materials that must be posted inside the rental unit. Both drafts authorize inspections by County officials and impose enforcement measures including civil infractions with escalating fines, as well as potential license suspension or revocation. The ordinances also require adjacent property owners to be notified within fourteen days of license approval and empower the County to require vacation rental platforms to remove unlicensed or suspended listings.

The 180-day cap draft regulates intensity of use primarily through an annual limit. Under this version, a licensed STR may operate for no more than one hundred eighty days within a calendar year, with each overnight stay counted as a single day. Licenses may only be issued to property owners, not tenants, and a license terminates automatically upon a change of ownership. This version also requires that any whole-house STRs be separated by at least five hundred feet. Further, the draft imposes a countywide cap of one hundred licenses total in multi-family buildings. If applications exceed these limits, a waitlist and lottery

system will be used. Property owners remain strictly liable for compliance with life-safety standards, renter information and signage, and tax collection and remittance.

The primary residence draft controls the scope of STRs by requiring that the property be the primary residence of the owner or an authorized lessee. Applicants must submit at least two forms of documentation—such as voter registration, motor vehicle registration, tax records, or a utility bill—to demonstrate primary residence. Licenses may be issued to either owners or lessees, provided that the lessee has written authorization from the property owner. A license automatically terminates if the property ceases to be the licensee's primary residence or, for lessees, if the tenancy ends. Changes in ownership or licensed lessee status generally require a new license, though limited exceptions apply for transfers between previously licensed co-owners or co-lessees. Aside from the primary residence requirement and related proof obligations, the operational, life-safety, and enforcement provisions of this draft mirror those of the 180-day cap draft.

In sum, both ordinances provide a strong framework for licensing and regulating Short-Term Rentals, requiring strict adherence to life-safety standards, neighbor notification, and enforcement provisions designed to protect the health, safety, and welfare of residents and visitors. Both approaches are designed to limit impacts on housing availability and neighborhood character while allowing opportunities for responsible STR activity.

Land Development Code Amendment

The proposed LDC amendment adds new Section 3-3.2.J and related references to formally allow and regulate Short-Term Rentals (STRs) as a permitted use in most residential zone districts of unincorporated Arapahoe County. It defines Short-Term Rental as the lease or rental of a dwelling or portion of a dwelling for 30 days or fewer, distinguishing Whole-House Rentals (entire dwelling) and Partial-House Rentals (portion of a dwelling).

The amendment sets general requirements that STRs operate only in structures meeting all short-term rental licensing standards and prohibits use of recreational vehicles, mobile homes, campers, trailers, vehicles, or other temporary structures for STR purposes. It also requires that all STRs obtain and maintain a license under the STR ordinance, which provides detailed application, inspection, and enforcement procedures (noted above in this report). To manage neighborhood concentration, the draft mirrors the proposed ordinance language by including separation and buffering provisions, most notably prohibiting a licensed whole-house STR within 500 feet of another licensed STR and requiring compliance with all zone-district building setback standards.

Overall, this LDC amendment integrates STR use into the County's zoning framework while tying actual operation to the separate STR licensing ordinance for life-safety, enforcement, and operational requirements.

ACTION REQUESTED

The proposed regulations reflect direction from the Board of County Commissioners, staff research of other jurisdictions, and input gathered through public outreach, including ongoing dialogue with residents and a survey conducted early in the code-amendment research process.

Staff requests that the Planning Commission review the draft Land Development Code amendment and provide feedback prior to the scheduled public hearing on October 21, 2025, and subsequent consideration by the Board of County Commissioners on November 18, 2025, and December 9, 2025 for both the Land Development Code change and adoption of the Ordinance.

ATTACHMENTS

1. Land Development Code Amendment Draft
2. Short-Term Rental Ordinance Draft – Primary Residence
3. Short-Term Rental Ordinance Draft – 180 Day Rental Cap
4. Ordinance - Neighborhood Concerns Topics
5. Summary of Short-Term Rental Research
6. 2023 Public Survey Feedback
7. Presentation

3-2.1. Permitted Use Table

Use	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R1B	R1C	R1D	R2A	R2B	RM	B-1	B-3	B-4	B-5	I-1	I-2	F	O	PUD	SBCO	Section
Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P									Per Plans	P	3-3.2.J

3-3.2. Residential Uses

A.

B.

C.

D. ACCESSORY DWELLING UNIT

2. Generally

a.

b.

c.

d.

e.

f.

g. An ADU shall not be used or occupied as a Short-Term Rental except where the property is nine (9) acres or greater.

E.

F.

G.

H.

I.

J. SHORT-TERM RENTALS

1. Definitions

a. Short-Term Rental

A lease or rental of a dwelling or part of a dwelling for a term of thirty (30) or fewer consecutive days.

b. Whole-House Rental

Advertisement and/or use of an entire dwelling and premises as a Short-Term Rental.

c. Partial-House Rental

Advertisement and/or use of part of a dwelling as a Short-Term Rental.

2. Intent

The intent of the Short-Term Rental regulations is to:

- a. Facilitate and preserve safety, residential character, and quality of life in areas of unincorporated Arapahoe County which allow residential uses.
- b. Promote and preserve sustainable, permanent housing for residents of unincorporated Arapahoe County.
- c. Allow for owners of residential property within unincorporated Arapahoe County to have flexibility in the use of land accommodating cost-of-living or investment interests, while also supporting interests stated in subsections 3-2.2.a and 3-2.2.b above.

3. General Requirements

Short-Term Rentals shall be located in a building meeting all short-term rental licensing standards. The use of recreational vehicles, mobile homes, campers, trailers, vehicles, or other temporary structures as a short-term rental is prohibited.

4. Application and Licensing Requirements

No Short-Term Rental shall operate except under the Application and Licensing requirements of Arapahoe County Ordinance 2025-xxx.

5. Separation and Buffering

- a. No Whole-House Short-Term Rental shall be granted license by Arapahoe County to operate within 500 feet of another Short-Term Rental that has already received a license.
- b. Short Term-Rentals shall adhere to all setback requirements for buildings of the zone district in which they are located.

ARAPAHOE COUNTY, COLORADO
ORDINANCE NO. 2025-xx

**AN ORDINANCE REGULATING SHORT-TERM RENTAL PROPERTIES IN
UNINCORPORATED ARAPAHOE COUNTY**

WHEREAS, the Board of County Commissioners of the County of Arapahoe (“Board”), Colorado has authority pursuant to C.R.S. § 30-15-401(1)(s) to enact ordinances which License and regulate an owner or owner's agent who rents or advertises the owner's Lodging Unit for a short-term stay, and to fix the fees, terms, and manner for issuing and revoking Licenses issued for such lodging units; and

WHEREAS, the Board respects the rights of private property owners to use and enjoy their property, but desires to ensure that lodging units rented for short-term stay are operated in a manner that protects the health, safety, and quality of life of the residents and visitors of Arapahoe County; and

WHEREAS, the Board hereby finds, determines, and declares that adoption of this Ordinance is necessary for the preservation and protection of the public health, safety, and welfare of the inhabitants and visitors of Arapahoe County, Colorado; now therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARAPAHOE as follows:

Section 1. Scope of Ordinance and Authority

This Ordinance shall apply to all Short-Term Rental of property, as defined herein, in all zone districts in unincorporated Arapahoe County including Planned Unit Development (PUD) unless specifically prohibited by the terms of the PUD. This Ordinance shall not apply to lodging services in hotels, motels, guest ranches, or bed and breakfast establishments, or to properties with leases of thirty (30) days or more. This Ordinance is authorized pursuant to C.R.S. § 30-15-401(1)(s).

Section 2. Definitions

A. As used in this Ordinance, the following terms are defined as follows:

“Affected Party” means any person or property immediately adjacent to or within five hundred (500) feet of the property where the Short-Term Rental is situated if a single-family home, and within five hundred (500) feet of the Short-Term Rental itself if within a multifamily building or structure.

“Application” means a submittal of required information on the designated form to the Director of Public Works and Development to obtain a Short-Term Rental License.

“Authorized Public Inspector” means the Director of Department of Public Works and Development, his or her designee, or the Arapahoe County Sheriff or Deputy Sheriff.

“Good Neighbor Notice and Guidelines” means a document advising neighbors of the existence of a Short-Term Rental Property, its specific location by address, contact information for the Local Responsible Agent, and containing guidelines for Short-Term Rental operators and guests. The notice and guidelines shall document expectations for tenants and guests utilizing the Short-Term Rental Property including noise, parking, prohibited use of unlicensed vehicles, wildlife guidelines, and fire restrictions.

“Hotel Unit” means a portion of a structure that is:

1. Used by a business establishment to provide commercial lodging to the general public for predominantly overnight or weekly stays; and
2. Classified as a hotel or motel for purposes of property taxation.

“Lease” means an agreement or act by which an owner of a property authorizes a tenant to assume, for valuable consideration, possession and use of the property or a portion thereof for a definite term, at the end of which term the owner has a right to retake control and use of the property.

“License” means a formal written authorization issued by Arapahoe County to use a Lodging Unit for short-term rental purposes.

“Licensee” means the Owner(s) of record or lessee of a Lodging Unit that has been issued a Short-Term Rental License pursuant to this Ordinance.

“Local Responsible Agent” or “LRA” means a property management company or person designated by the Owner and authorized to act on the Owner’s behalf in the management of the property and having the authority to manage the Short-Term Rental on a day-to-day basis including the ability to make repairs or arrange for repairs to be made.

“Lodging Unit” means any property or portion of property that is available for lodging except that the term excludes a Hotel Unit.

“Multi-Family Building or Structure” means any building comprised of more than one dwelling unit such as, but not limited to, apartments, condominiums, or duplexes.

“Owner” means the owner or owners of record of a Lodging Unit in unincorporated Arapahoe County. As used herein, where multiple owners of a property exist, they may be referred to in the singular as Owner.

“Partial-House Rental” means the advertisement and/or use of part of a Lodging Unit as a Short-Term Rental.

“Primary Residence” means the place in which a person’s habitation is fixed for the term of the license and is the person’s usual place of return. A person can only have one (1) primary residence.

“Short-Term Rental” means the rental of a Lodging Unit for less than thirty (30) days.

“Short-Term Rental License” means the same as License.

“Short-Term Rental Property” means a Lodging Unit that has been licensed by the County pursuant to this Ordinance for use as a Short-Term Rental.

“Vacation Rental Service” means a person or entity that operates a website or any other digital platform that provides a means through which an Owner or Owner’s agent may offer a Lodging Unit, or portion thereof, for Short-Term Rentals, and from which the person financially benefits.

“Whole-House Rental” means the advertisement and/or use of an entire Lodging Unit and the premises as a Short-Term Rental.

- B. Where a definition herein shares a definition with that created by state statute, then any amendment to the definition in the State Statute shall effectively amend the definitions set forth herein.

Section 3. Short-Term Rental License Required, Transferability

- A. It shall be unlawful to use a Lodging Unit for Short-Term Rental purposes or to lease or advertise for lease, or to permit the leasing or advertising for lease of any property or Lodging Unit for Short-Term Rental purposes within the unincorporated territory of Arapahoe County without a valid License issued by the County.
- B. The Owner or lessee of a Lodging Unit seeking to use their Lodging Unit for Short-Term Rental purposes shall submit a License Application to the County no later than thirty (30) days from the effective date of this Ordinance.
- C. A License issued under this Ordinance shall be applicable to only one Lodging Unit.
- D. A License issued under this Ordinance is not transferable. A License is only valid as to the person or entity named thereon.
- E. A Short-Term Rental License shall only be issued to the Owner or lessee of the Lodging Unit serving as Owner or lessee's Primary Residence. A Short-Term Rental License Application submitted by a lessee must include an Owner's authorization to request a license. A Short-Term Rental License Application for a property with more than one Owner must be submitted and signed by all Owners or their legally authorized agents.

Section 4. License Application, Term and Renewal, Responsible Agent, and Noticing Requirements

- A. License Application
 - 1. Applications for a Short-Term Rental License shall be submitted to Arapahoe County Public Works and Development.
 - 2. The Application shall not be processed until deemed complete. To be deemed complete, the Application must include all information as required herein and payment of fees completed.
 - 3. An Application may be submitted by the Owner, by a legally authorized agent of the Owner, or by a lessee, with written consent of the Owner. If a property has multiple Owners, the Application must include signatures from all Owners of record.
 - 4. It is the duty of each applicant to ensure that all information provided in the License Application is accurate during the pendency of Application review. The Licensee shall provide updated information to the County within ten (10) days of a change which makes the information in the Application no longer accurate. Failure to do so may constitute grounds for denial or revocation of the License.
 - 5. Applications shall be made in the manner provided by the Director of Public Works and Development and shall include the following information:
 - a. The address of the Lodging Unit proposed to be used as a Short-Term Rental,
 - b. The full name, address, email and telephone numbers of the Owners, Licensee (if different from Owners), and the Local Responsible Agent.
 - c. At least two (2) of the following documents showing that the lodging unit is the applicant's Primary Residence:
 - i. Proof of valid motor vehicle registration;
 - ii. Proof of voter registration;
 - iii. Federal or state tax returns or other financial documents;
 - iv. A utility bill; or
 - v. Any other legal documentation deemed sufficient by the Director which is pertinent to establishing primary residency.

- d. A signed authorization for the Local Responsible Agent to act, as the representative of the Owner, on issues related to Lodging Unit and the Short-Term Rental, and licensing and enforcement.
 - e. All applicable fees (e.g. Application review fee, annual License fee).
 - f. Parking Plan. A parking plan that demonstrates the following: A minimum of one (1) parking space for a studio or 1-bedroom Lodging Unit and two (2) parking spaces for a Lodging Unit with two (2) or more bedrooms must be provided.
 - g. Evidence demonstrating compliance with each requirement of the life safety standards set forth in Section 5.G.
 - h. A copy of the Renter Information Interior Signage and Renter Written Instructions compliant with Sections 5.M. and 5.N.
 - i. A Good Neighbor Notice and Guidelines completed and signed by the licensee of the proposed Short-Term Rental property.
6. An Application shall include an affidavit signed by the applicant, under penalty of perjury, annually certifying that the Lodging Unit to be used as a Short-Term Rental Property complies with the life safety standards set forth in Section 5.G, and that the Renter Information Interior Signage and Renters Written Instructions, required by Sections 5.M. and 5.N. will be posted and placed at a conspicuous location on or in the Short-Term Rental Property and will remain there in good condition for the duration of the License term.
7. Such other information determined necessary or desirable by the Director to reasonably evaluate compliance of the Application and the Lodging Unit with the requirements of this Ordinance, any other ordinance, or regulation.
- B. License Term.** A Short-Term Rental License shall expire one (1) calendar year from the date of issuance. This License is personal to the Licensee and therefore automatically terminates when the Lodging Unit is no longer the permanent residence of the Licensee.
- 1. An Application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing License but no more than ninety (90) days prior to expiration.
 - 2. An Application for renewal of a License shall have the same submittal requirements as detailed in Section 4.A. above. The applicant is required to submit revised and updated Application materials. The renewal Application shall be considered in the same manner as the original Application.
 - 3. Failure to file a renewal Application and pay the License Application review fee less than thirty (30) days prior to expiration of the existing License may constitute grounds for denial.
- C. Change in Ownership or Licensed Lessee**
- 1. When title of the property containing the Lodging Unit is transferred or is otherwise conveyed to a new Owner, the Short-Term Rental License shall automatically expire.
 - 2. When a licensed lessee is no longer a lessee, the License shall automatically expire.
 - 3. Each change in ownership or change in lessee of a Short-Term Rental Property shall require a new License except as follows:
 - a. Where one Owner among several Owners transfers or conveys their interest in the property to another Owner or Owners previously licensed as Owners, then the License will not terminate but the updated Owner information must be provided to the County indicating the limited change in ownership, in accordance with 4.A.4.
 - b. Where one lessee among several lessees no longer maintains permanent residency in the Lodging Unit, then the License will not terminate as to the remaining lessees, but the updated lessee information must be provided to the County indicating the change in lessees in accordance with 4.A.4.
 - c. No application or processing fee will be charged for submitting updated information identifying a change in ownership or lessee when covered by these exceptions.

D. Responsibilities of Owner and Local Responsible Agent

1. An applicant shall designate a Local Responsible Agent to perform duties as required herein. The applicant may designate themselves as the Local Responsible Agent if the applicant meets the requirements of a LRA.
2. The applicant shall cause the contact and address information of the Local Responsible Agent to remain current throughout the term of the License. The applicant shall cause the Director to be notified in writing of any change or modification of the designated LRA within five (5) days of such change or modification and provide the updated Local Responsible Agent's contact information including name, address, email address, and telephone number.
3. Where the applicant has designated an LRA, the LRA must be available to be contacted at all times that a Short-Term Rental Property is being rented. For the purposes of this section, an LRA is available at all times only if the LRA is responsive to and speaks directly with a tenant or Affected Party within fifteen (15) minutes of being contacted by the tenant or Affected Party. If necessary and unable to resolve by phone, the LRA must be able to physically respond to the STR property within sixty (60) minutes of speaking to the tenant or Affected Party. The use of telephone answering services, text messaging, online messaging platforms, email, or other intermediary means of communication does not constitute availability as required herein.
4. The LRA must be authorized to manage the Short-Term Rental, including the following: enter into leases for short term rental, make repairs, arrange for repairs, evict tenants, respond to the property, access and enter the property, and be authorized to manage accounts and contracts for the property services where offered including internet, cable, utilities, telephone, snow removal, and garbage.
5. Either the Local Responsible Agent or the Licensee shall be available 24 hours per day, 7 days per week when being rented or occupied.

- E. **Notice Requirements.** Within fourteen (14) days of Application approval, applicant for a License or License renewal shall provide a completed Good Neighbor Notice and Guidelines to each property Owner and resident of an adjoining property line or directly across a street or alley. If the Lodging Unit is within a Multi-family Building or Structure, applicant shall provide a completed copy of the Good Neighbor Notice and Guidelines to adjacent property Owners and residents within the multi-family building, including those in the unit above or below the Lodging Unit in question. A list of recipient properties and a certification of mailing must be uploaded to the Application packet.

Section 5. Requirements and Limitations

A Short-Term Rental Property shall, as a condition of such License, be subject to the following requirements and limitations:

- A. The Short-Term Rental must be the Primary Residence of the Licensee.
- B. No more than one Short-Term Rental License shall be issued for a single lot or parcel, except parcels that contain Multifamily Buildings or Structures.
- C. A Lodging Unit on a property less than nine (9) acres in size that also contains an Accessory Dwelling Unit (ADU) shall not be eligible for a Short-Term Rental License.
- D. A Short-Term Rental Property must meet all applicable local, state, and federal standards and regulations, including, but not limited to, the requirements and limitations of this Ordinance.
- E. No Short-Term Rental License shall be issued for a Lodging Unit that has not been issued a Certificate of Occupancy or is within a building or structure that has not been issued a Certificate of Occupancy.
- F. No Short-Term Rental License shall be issued where the use is prohibited under the Arapahoe County Land Development Code.
- G. **Life Safety Standards.** A Short-Term Rental Property licensed under this Ordinance shall:
 1. Conform to the applicable requirements of the County's on-site wastewater treatment system regulations. No Short-Term Rental License shall be issued for any Lodging Unit dependent upon an

on-site wastewater treatment system that was not properly permitted and approved or does not otherwise conform with applicable regulations.

2. Not use any building, structure, or room for purposes other than those for which they were designed or intended.
 3. Have roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, and all other structural components and all appurtenances that are capable of resisting any and all forces and loads to which they may be normally subjected and are in sound condition and in good repair.
 4. Contain smoke detectors, carbon monoxide detectors, and fire extinguishers installed, operable, and in working condition. If the residence has a fire sprinkler system, it shall be operable and in working condition.
 5. Contain operable plumbing including toilets, sinks, bathtubs and showers. A shower or bathtub must be located within the same building as the licensed lodging unit, and every room containing a toilet, bathtub, or shower shall be completely enclosed by walls, doors, and windows that will afford sufficient privacy.
 6. Contain clearly labeled electrical panels.
 7. Not have on the premises any portable outdoor charcoal grills, portable fireplaces or similar, fire rings, or any other portable ember-producing equipment. (Permanently installed flame producing grills and fire pits, inspected and approved by the applicable fire district or County Building Division, are not prohibited.)
 8. Maintain hot tubs, spas, and swimming pools in a way to prevent the spread of illness.
 9. Document in the Short-Term Rental lease that the following are prohibited: campfires and the use of portable outdoor charcoal grills, or any other ember-producing equipment; shooting of weapons for recreation; and the use of non-licensed motorized vehicles on the rental property.
 10. Provide a sufficient number of trash receptacles to accommodate all trash generated by those occupying the Short-Term Rental Property. Instructions identifying outdoor trash containers, proper storage, trash pickup locations and times shall be posted within the interior of the Short-Term Rental Property.
- H. **Occupancy.** Occupancy of a Short-Term Rental Property is limited to occupancy limits set by the International Property Maintenance Code. Occupancy of a Short-Term Rental Property served by an on-site wastewater treatment system shall not exceed the design capacity of said system or the capacity established on the OWTS permit, provided by the Health Department. Occupancy of a Short-Term Rental Property served by a central sanitation system shall not exceed two (2) persons per bedroom and two (2) additional occupants, or the limit indicated on the lodging unit's certificate of occupancy, whichever is less. Nothing herein shall be interpreted to allow occupancy in excess of that permitted by the International Property Maintenance Code. The permitted occupancy shall be stated on the Short-Term Rental License. Overnight occupancy of a Short-Term Rental Property shall not exceed the maximum number of people permitted by the License.
- I. Amplified music or noise shall not exceed the levels set forth in C.R.S. § 25-12-103, or occur in violation of C.R.S. § 18-9-106.
- J. No camping shall be permitted; no tents or temporary structures shall be erected or used; and no recreational vehicles or trailers shall be used for overnight purposes on or at Short-Term Rental Properties or their parking areas.
- K. Use of non-licensed motorized vehicles, by any lessee or their guests, on the Short-Term Rental Property is prohibited.
- L. Discharge of firearms, by any lessee or their guests, on Short-Term Rental Property is prohibited.
- M. **Renter Information Interior Signage.** Licensee shall post and maintain a copy of the approved Short-Term Rental License in a conspicuous location within the interior of the Short-Term Rental Property with the following information:

1. The Short-Term Rental License number.
 2. The maximum number of people permitted for overnight occupancy.
 3. Physical address number of the Short-Term Rental Property.
 4. Contact information for law enforcement, fire, and ambulance service in case of an emergency.
 5. Contact information for the Licensee and Local Responsible Agent, including a phone number for 24-hour response.
- N. **Renter Written Instructions.** Licensee shall maintain within the Short-Term Rental Property written instructions that includes the following:
1. A copy of this Ordinance.
 2. Description of location of fire extinguishers and emergency egress.
 3. The location, by description or depiction, for vehicle parking and maximum number of parked vehicles permitted for the property consistent with the Parking Plan.
 4. Alternative parking locations (if any) for extra vehicles, trailers, and campers.
 5. The location of trash and recycling receptacles and the rules and regulations regarding handling of the same.
 6. Snow removal instructions or information.
 7. Policies regarding noise.
 8. Policies regarding pets.
 9. Applicable homeowners' association policies, if any, specific to the property or community.
 10. Good Neighbor Notice and Guidelines regarding property boundaries, noise, parking, prohibitive use of unlicensed vehicles, wildlife guidelines, and fire restrictions.
 11. Any other information deemed necessary by the County to ensure the public's health and safety.
 12. Renter's Written Instructions must be made available electronically prior to the stay and as a hard copy placed in a visible location within the Short-Term Rental Property. It is the Licensee's responsibility to ensure the Renter Written Instructions are maintained and readable.
- O. **Advertising.**
1. All advertisements for a Short-Term Rental Property shall include a description of the Short-Term Rental Property, including the permitted occupancy, and the County Short-Term Rental Property License number.
 2. A Vacation Rental Service shall remove a listing for Short-Term Rental from its website or other digital platform after notification by the County that the Owner of the listed Lodging Unit has had their License revoked.
- P. **Taxes.** The Owner or Local Responsible Agent shall collect and remit all applicable local, state, and federal taxes on rents and the Short-Term Rental Property.
- Q. **Notice to Owner.** Any notice required to be given to an Owner is sufficient if provided in-person or sent by first-class mail to the address provided by the Owner, or any one of the several Owners, on the most recent License or renewal Application. Notice given to the Local Responsible Agent, in-person or sent by first-class mail to the address provided by the Owner, shall also be sufficient to satisfy any required notice to the Owner or Owners under this Ordinance.
- R. **Owner Liable.** Compliance with the requirements set forth in this Ordinance shall be the nondelegable responsibility of the Owner. Each Owner shall be jointly and strictly liable for violations of this Ordinance.
- S. **Inspection.** Because Short-Term Rental Properties are, by their nature, intended to be occupied by numerous guests for short periods of occupancy, it is determined that the County's ability to inspect any Short-Term Rental Property is in the interest of the public health, safety, and welfare. Therefore, an Authorized Public Inspector may enter such Short-Term Rental Properties at reasonable times as scheduled, with the Owner or Local Responsible Agent, to inspect the same for the purpose of enforcing such Ordinance. If such Short-Term Rental Property is occupied, the Authorized Public Inspector shall present proper credentials and request entry, and if such Short-Term Rental Property is unoccupied, shall

make a reasonable effort to locate the Owner, the Local Responsible Agent, or occupant of the Short-Term Rental Property and request entry. If such entry is refused or the Authorized Public Inspector otherwise unable to obtain consent, then the Authorized Public Inspector shall have recourse to every remedy provided by law to secure entry.

T. Separation Requirements.

1. No Whole-House Short-Term Rental shall be permitted within five hundred (500) feet of another licensed Whole- House Short-Term Rental Property, as measured from the respective nearest property lines, in any detached single-family dwellings, two-family dwellings, townhome dwellings, single-family attached dwellings, and duplex dwellings.
2. There shall be no more than one hundred (100) licenses in Multi-family Buildings or Structures available in the unincorporated Arapahoe County area, irrespective of location and proximity to other Short-Term Rentals.
3. The Director shall create a waitlist to prioritize the processing of future STR Applications that are otherwise not approvable due to a STR license cap or separation requirement.
4. Where separation or license cap requirements will result in the disallowance of an STR in existence at the time this ordinance is enacted, a lottery shall be held in a means and manner determined by the Director to fairly and randomly assign the license.

Section 6. Denial of License

- A. A Short-Term Rental License Application shall be denied by the Director based on any of the following grounds:
 1. The Application fails to meet all applicable provisions of this Ordinance or any applicable County regulation or State law.
 2. The required License Application review fee(s) has not been paid.
 3. The Application is incomplete or contains materially false, misleading, or fraudulent statements.
 4. Any reason that would justify suspension or revocation of a License as set forth herein.
- B. In the event of a denial, the Director shall deliver to the applicant a written order of denial stating the reason or reasons for the denial within ten (10) days of the denial.

Section 7. Suspension or Revocation of License

- A. **Suspension.** The Director may suspend a Short-Term Rental License upon determining, by a preponderance of the evidence, that:
 1. This Ordinance has been violated on more than one occasion since the Short-Term Rental License was issued.
 2. The Licensee or Local Responsible Agent fails to be available as required herein.
 3. The Short-Term Rental Property is in violation of a building, fire, health or safety code adopted by the County, said determination being based on investigation by the Department, division, or agency charged with enforcing said code.
 - a. In the event of such a code violation, the Director shall promptly notify the Owner or, where applicable, the Local Responsible Agent of the violation and shall allow the Owner or Local Responsible Agent a ten (10) day period in which to cure the violation.
 - b. If the Licensee fails to cure the code violation before the expiration of the ten (10) day period, the Director shall forthwith suspend the License and shall notify the Licensee of the suspension.
 4. The Owner failed to pay property taxes due to the County for the property containing the licensed Lodging Unit.
 5. The Licensee failed to pay the License Application review fee and/or annual License fee at the time of Application or renewal.

6. The Licensee failed to apply for renewal of the Short-Term Rental License including completing a renewal Application and paying the annual License fee.
 7. The Director may suspend a Short-Term Rental License for a period not to exceed ninety (90) days or until such time as the code violation or Ordinance violation causing suspension has been corrected, whichever is later. If an enforcement or a revocation proceeding is commenced, the Short-Term Rental License shall remain suspended until the conclusion of said proceedings.
- B. **Revocation.** The Director shall revoke a Short-Term Rental Property License upon determining that:
1. The Short-Term Rental License has been suspended more than one time during a twelve (12) month period.
 2. A Licensee provided materially false or misleading information when applying for a License.
 3. A Licensee allowed Short-Term Rental occupancy during a period of time when the License was suspended.
 4. Any fact or condition exists that, if it had existed or had been known to exist at the time of the Application for the License, would have warranted the denial of the License.
- C. Revocation of a Short-Term Rental License shall be for a minimum of one-year during which time the Lodging Unit shall be ineligible for use as a Short-Term Rental Property. Any subsequent reinstatement shall require a new Application and will be subject to meeting all applicable licensing requirements including separation requirements.
- D. In accordance with the authority conferred by C.R.S. § 30-15-401(1)(s)(III), a Vacation Rental Service shall not display or advertise any rental listing of any Short-Term Rental Property in unincorporated Arapahoe County during any term of suspension of the License for such property and shall remove all rental listings for any unlicensed property or property for which a Short-Term License has been revoked from its website or other digital platform upon written notice from the County to the Vacation Rental Service. Such notice shall identify the property address and Owner, and shall state the grounds for requiring removal and, for any suspension, the dates of such suspension.

Section 8. Appeal; Hearing on Denial, Suspension or Revocation

- A. **Appeal.** An Owner may appeal a License Application denial, License renewal denial, license suspension, or License revocation to the Board of Adjustment and shall be entitled to a hearing before the Board of Adjustment. An appeal request shall be made in writing, stating the grounds for appeal, within ten (10) business days of the date of denial, suspension, or revocation. The filing of an appeal shall not stay the decision appealed from.
- B. **Appeal Hearing.** Upon appeal, the Board of Adjustment shall conduct a public hearing to consider whether the Director of Public Works and Development abused their discretion by denying, suspending, or revoking the Application or License. The Board of Adjustment shall make findings of fact from the statements and evidence offered as to whether the Director's determination was unsupported by the record. The Board of Adjustment shall issue an order granting or denying the appeal within twenty-eight (28) days of the conclusion of the hearing. A copy of the order shall be mailed to or served on the appellant.
- C. **Recording.** All public hearings held before the Board of Adjustment regarding denial, suspension, or revocation of an allocation or License pursuant to this Ordinance shall be recorded electronically.

Section 9. Fees

- A. The Short-Term Rental License Application review fee, Short-Term Rental License fee, and Short-Term Rental License renewal fee shall be set by Resolution of the Board of County Commissioners. No Short-Term Rental License shall be issued until the applicable fee(s) has been received by the County.

- B. Fees are non-refundable. No fee paid for Application review, licensing, or renewal shall be refundable. Denial, revocation, Application withdrawal, or the Owner's cessation of use shall not constitute grounds for a fee refund.

Section 10. Violations, Penalties and Enforcement

- A. It is unlawful for any Owner, Local Responsible Agent, tenant, or occupant of a Short-Term Rental Property to violate or allow a violation of any provision of this Ordinance.
- B. In limited circumstances, the County may issue a warning with a request for voluntary compliance with this Ordinance, prior to other enforcement actions or the issuance of civil infractions. A warning may be provided orally (such as in-person or via telephone), digitally (such as e-mail or text), or in writing. The warning may include a request that immediate action be taken by the Owner, Local Responsible Agent, or occupant.
- C. When any of the following occur or is imminent, a warning need not be provided:
 - 1. The violation poses a risk to human health or safety, or a risk of degradation of the natural environment that must be remedied in an expedited manner.
 - 2. The violation is determined to be affecting the quality of life of residents or visitors within proximity of the Short-Term Rental Property.
 - 3. Time is of the essence and authorized by the Director, the Director's designee, or Arapahoe County Sheriff.
- D. In addition to suspension and revocation actions pursuant to Section 7 of this Ordinance, violations of this Ordinance are subject to the penalties set forth below. Each day or portion thereof during which any violation is committed, exists, or continues, shall constitute a separate offense and shall be punishable as a separate offense.
- E. Any violation of the terms of this Ordinance may be enforced separately, concurrently, or together through this Ordinance, any other applicable County Ordinance, the Arapahoe County Building Code, the Arapahoe County Health Department Regulations, and the Arapahoe County Zoning Resolution.
- F. Any person who violates any provision of this Ordinance commits a civil infraction and is subject to the penalty assessment procedures of C.R.S. § 16-2-201 and, upon conviction thereof, shall be punished by a fine of two hundred fifty dollars (\$250.00) for a first violation, a fine of five hundred dollars (\$500.00) for a second violation, and a fine of one thousand dollars (\$1000.00) for the third and subsequent violations.
- G. In addition to the penalties prescribed above, persons convicted of a violation of this Ordinance shall be subject to a surcharge of ten dollars (\$10.00) that shall be paid to the clerk of the court by the defendant as provided by C.R.S. § 30-15-402(2)(a).

Section 11. Severability

Should any section, clause, sentence, or part of this Ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair or invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 12. Effective Date

In order to preserve the immediate health and safety of Arapahoe County and its residents, this Ordinance shall take effect immediately upon its adoption on Second and Final Reading as provided in C.R.S. § 30-15-405.

**ARAPAHOE COUNTY, COLORADO
ORDINANCE NO. 2025-xx**

**AN ORDINANCE REGULATING SHORT-TERM RENTAL PROPERTIES IN
UNINCORPORATED ARAPAHOE COUNTY**

WHEREAS, the Board of County Commissioners of the County of Arapahoe (“Board”), Colorado has authority pursuant to C.R.S. § 30-15-401(1)(s) to enact ordinances which License and regulate an Owner or Owner's agent who rents or advertises the Owner's Lodging Unit for a short-term stay, and to fix the fees, terms, and manner for issuing and revoking Licenses issued for such Lodging Units; and

WHEREAS, the Board respects the rights of private property Owners to use and enjoy their property, but desires to ensure that Lodging Units rented for short-term stay are operated in a manner that protects the health, safety, and quality of life of the residents and visitors of Arapahoe County; and

WHEREAS, the Board hereby finds, determines, and declares that adoption of this Ordinance is necessary for the preservation and protection of the public health, safety, and welfare of the inhabitants and visitors of Arapahoe County, Colorado; now therefore,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF ARAPAHOE as follows:**

Section 1. Scope of Ordinance and Authority

This Ordinance shall apply to all Short-Term Rental of property, as defined herein, in all zone districts in unincorporated Arapahoe County including Planned Unit Development (PUD) unless specifically prohibited by the terms of the PUD. This Ordinance shall not apply to lodging services in hotels, motels, guest ranches, or bed and breakfast establishments, or to properties with Leases of thirty (30) days or more. This Ordinance is authorized pursuant to C.R.S. § 30-15-401(1)(s).

Section 2. Definitions

A. As used in this Ordinance, the following terms are defined as follows:

“Affected Party” means any person or property immediately adjacent to or within five hundred (500) feet of the property where the Short-Term Rental is situated if a single-family home, and within five hundred (500) feet of the Short-Term Rental itself if within a multifamily building or structure.

“Application” means a submittal of required information on the designated form to the Director of Public Works and Development to obtain a Short-Term Rental License.

“Authorized Public Inspector” means the Director of Department of Public Works and Development, his or her designee, or the Arapahoe County Sheriff or Deputy Sheriff.

“Good Neighbor Notice and Guidelines” means a document advising neighbors of the existence of a Short-Term Rental Property, its specific location by address, contact information for the Local Responsible Agent, and containing guidelines for Short-Term Rental operators and guests. The notice and

guidelines shall document expectations for tenants and guests utilizing the Short-Term Rental Property including noise, parking, prohibited use of unlicensed vehicles, wildlife guidelines, and fire restrictions.

“Hotel Unit” means a portion of a structure that is:

1. Used by a business establishment to provide commercial lodging to the general public for predominantly overnight or weekly stays; and
2. Classified as a hotel or motel for purposes of property taxation.

“Lease” means an agreement or act by which an Owner of a property authorizes a tenant to assume, for valuable consideration, possession and use of the property or a portion thereof for a definite term, at the end of which term the Owner has a right to retake control and use of the property.

“License” means a formal written authorization issued by Arapahoe County to use a Lodging Unit for short-term rental purposes.

“Licensee” means the Owner(s) of record of a Lodging Unit that has been issued a Short-Term Rental License pursuant to this Ordinance.

“Local Responsible Agent” or “LRA” means a property management company or person designated by the Owner and authorized to act on the Owner’s behalf in the management of the property and having the authority to manage the Short-Term Rental on a day-to-day basis including the ability to make repairs or arrange for repairs to be made.

“Lodging Unit” means any property or portion of property that is available for lodging except that the term excludes a Hotel Unit.

“Multi-Family Building or Structure” means any building comprised of more than one dwelling unit such as, but not limited to, apartments, condominiums, or duplexes.

“Owner” means the Owner or Owners of record of a Lodging Unit in unincorporated Arapahoe County. As used herein, where multiple Owners of a property exist, they may be referred to in the singular as Owner.

“Partial-House Rental” means the advertisement and/or use of part of a Lodging Unit as a Short-Term Rental.

“Short-Term Rental” means the rental of a Lodging Unit for less than thirty (30) days.

“Short-Term Rental License” means the same as License.

“Short-Term Rental Property” means a Lodging Unit that has been licensed by the County pursuant to this Ordinance for use as a Short-Term Rental.

“Vacation Rental Service” means a person or entity that operates a website or any other digital platform that provides a means through which an Owner or Owner's agent may offer a Lodging Unit, or portion thereof, for Short-Term Rentals, and from which the person financially benefits.

“Whole-House Rental” means the advertisement and/or use of an entire Lodging Unit and the premises as a Short-Term Rental.

- B. Where a definition herein shares a definition with that created by state statute, then any amendment to the definition in the State Statute shall effectively amend the definitions set forth herein.

Section 3. Short-Term Rental License Required, Transferability

- A. It shall be unlawful to use a Lodging Unit for Short-Term Rental purposes or to Lease or advertise for Lease, or to permit the leasing or advertising for Lease of any property or Lodging Unit for Short-Term Rental purposes within the unincorporated territory of Arapahoe County without a valid License issued by the County.
- B. The Owner of a Lodging Unit seeking to use their Lodging Unit for Short-Term Rental purposes shall submit a License Application to the County no later than thirty (30) days from the effective date of this Ordinance.
- C. A License issued under this Ordinance shall be applicable to only one Lodging Unit.
- D. A License issued under this Ordinance is not transferable. A License is only valid as to the person or entity named thereon.
- E. A Short-Term Rental License shall only be issued to the Owner of the Lodging Unit. Tenants or other non-owners of the property shall not be issued a Short-Term Rental License. A Short-Term Rental License Application for a property with more than one Owner must be submitted and signed by all Owners or their legally authorized agents.

Section 4. License Application, Term and Renewal, Responsible Agent, and Noticing Requirements

- A. License Application
 - 1. Applications for a Short-Term Rental License shall be submitted to Arapahoe County Public Works and Development.
 - 2. The Application shall not be processed until deemed complete. To be deemed complete, the Application must include all information as required herein and payment of fees completed.
 - 3. An Application may be submitted by the Owner or by a legally authorized agent of the Owner with written consent of the Owner. If a property has multiple Owners, the Application must include signatures from all Owners of record.
 - 4. It is the duty of each applicant to ensure that all information provided in the License Application is accurate during the pendency of Application review. The Licensee shall provide updated information to the County within ten (10) days of a change which makes the information in the Application no longer accurate. Failure to do so may constitute grounds for denial or revocation of the License.
 - 5. Applications shall be made in the manner provided by the Director of Public Works and Development and shall include the following information:
 - a. The address of the Lodging Unit proposed to be used as a Short-Term Rental,
 - b. The full name, address, email and telephone numbers of the Owners and the Local Responsible Agent.
 - c. A signed authorization for the Local Responsible Agent to act, as the representative of the Owner, on issues related to Lodging Unit and the Short-Term Rental, and licensing and enforcement.
 - d. All applicable fees (e.g. Application review fee, annual License fee).

- e. **Parking Plan.** A parking plan that demonstrates the following: A minimum of one (1) parking space for a studio or 1-bedroom Lodging Unit and two (2) parking spaces for a Lodging Unit with two (2) or more bedrooms must be provided.
 - f. Evidence demonstrating compliance with each requirement of the life safety standards set forth in Section 5.G.
 - g. A copy of the Renter Information Interior Signage and Renter Written Instructions compliant with Sections 5.M. and 5.N.
 - h. A Good Neighbor Notice and Guidelines completed and signed by the Owner of the proposed Short-Term Rental property shall be submitted with the License or License renewal Application.
6. An Application shall include an affidavit signed by the applicant, under penalty of perjury, annually certifying that the Lodging Unit to be used as a Short-Term Rental Property complies with the life safety standards set forth in Section 5.G, and that the Renter Information Interior Signage and Renter Written Instructions required by Sections 5.M. and 5.N. will be posted and placed at a conspicuous location on or in the Short-Term Rental Property and will remain there in good condition for the duration of the License term.
7. Such other information determined necessary or desirable by the Director to reasonably evaluate compliance of the Application and the Lodging Unit with the requirements of this Ordinance, any other ordinance, or regulation.
- B. License Term.** A Short-Term Rental License shall expire one (1) calendar year from the date of issuance. A Short-Term Rental License is personal to the Owner and therefore automatically terminates when title of the property containing the Lodging Unit is transferred or is otherwise conveyed to a new Owner. Each change in ownership of a Short-Term Rental Property shall require a new License. Where one Owner among several Owners transfers or conveys their interest in the property to another Owner or Owners previously licensed as Owners, then the License will not terminate but the updated Owner information must be provided to the County indicating the limited change in ownership, in accordance with 4.A.4. No fee for the processing of the information will be required.
- 1. An Application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing License but no more than ninety (90) days prior to expiration.
 - 2. An Application for renewal of a License shall have the same submittal requirements as detailed in Section 4.A. above. The applicant is required to submit revised and updated Application materials. The renewal Application shall be considered in the same manner as the original Application.
 - 3. When applying for a License renewal, Owner shall report and attest to the total number of days the Lodging Unit was occupied as a Short-Term Rental during the preceding calendar year.
 - 4. Failure to file a renewal Application and pay the License Application review fee less than thirty (30) days prior to expiration of the existing License may constitute grounds for denial.
- C. Responsibilities of Owner and Local Responsible Agent**
- 1. An Owner shall designate a Local Responsible Agent to perform duties as required herein. The Owner may designate themselves as the Local Responsible Agent if the Owner meets the requirements of an LRA.
 - 2. The Owner shall cause the contact and address information of the Local Responsible Agent to remain current throughout the term of the License. The Owner shall cause the Director to be notified in writing of any change or modification of the designated LRA within five (5) days of such change or modification and provide the updated Local Responsible Agent's contact information including name, address, email address, and telephone number.

3. Where the Owner has designated an LRA, the LRA must be available to be contacted at all times that a Short-Term Rental Property is being rented. For the purposes of this section, an LRA is available at all times only if the LRA is responsive to and speaks directly with a tenant or Affected Party within fifteen (15) minutes of being contacted by the tenant or Affected Party. If necessary and unable to resolve by phone, the LRA must be able to physically respond to the STR property within sixty (60) minutes of speaking to the tenant or Affected Party. The use of telephone answering services, text messaging, online messaging platforms, email, or other intermediary means of communication does not constitute availability as required herein.
 4. The LRA must be authorized to manage the Short-Term Rental, including the following: enter into Leases for Short-Term Rental, make repairs, arrange for repairs, evict tenants, respond to the property, access and enter the property, and be authorized to manage accounts and contracts for the property services where offered including internet, cable, utilities, telephone, snow removal, and garbage.
 5. Either the Local Responsible Agent or the Owner shall be available 24 hours per day, 7 days per week when being rented or occupied.
- D. **Notice Requirements.** Within fourteen (14) days of Application approval, applicant for a License or License renewal shall provide a completed Good Neighbor Notice and Guidelines to each property Owner and resident of an adjoining property line or directly across a street or alley. If the Lodging Unit is within a Multi-family Building or Structure, applicant shall provide a completed copy of the Good Neighbor Notice and Guidelines to adjacent property Owners and residents within the multi-family building, including those in the unit above or below the Lodging Unit in question. A list of recipient properties and a certification of mailing must be uploaded to the Application packet.

Section 5. Requirements and Limitations

A Short-Term Rental Property shall, as a condition of such License, be subject to the following requirements and limitations:

- A. Short-Term Rental occupancy shall not exceed one-hundred eighty (180) days in each calendar year. For the purpose of calculating the number of days, each overnight stay within a Short-Term Rental period shall be considered a single day.
- B. No more than one Short-Term Rental License shall be issued for a single lot or parcel, except parcels that contain Multifamily Buildings or Structures.
- C. A Lodging Unit on a property less than nine (9) acres in size that contains an Accessory Dwelling Unit (ADU) shall not be eligible for a Short-Term Rental License.
- D. A Short-Term Rental Property must meet all applicable local, state, and federal standards and regulations, including, but not limited to, the requirements and limitations of this Ordinance.
- E. No Short-Term Rental License shall be issued for a Lodging Unit that has not been issued a Certificate of Occupancy or is within a building or structure that has not been issued a Certificate of Occupancy.
- F. No Short-Term Rental License shall be issued where the use is prohibited under the Arapahoe County Land Development Code.
- G. **Life Safety Standards.** A Short-Term Rental Property licensed under this Ordinance shall:
 1. Conform to the applicable requirements of the County's on-site wastewater treatment system regulations. No Short-Term Rental License shall be issued for any Lodging Unit dependent upon an on-site wastewater treatment system that was not properly permitted and approved or does not otherwise conform with applicable regulations.
 2. Not use any building, structure, or room for purposes other than those for which they were designed or intended.

3. Have roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, and all other structural components and all appurtenances that are capable of resisting any and all forces and loads to which they may be normally subjected and are in sound condition and in good repair.
 4. Contain smoke detectors, carbon monoxide detectors, and fire extinguishers installed, operable, and in working condition. If the residence has a fire sprinkler system, it shall be operable and in working condition.
 5. Contain operable plumbing including toilets, sinks, bathtubs and showers. A shower or bathtub must be located within the same building as the licensed Lodging Unit, and every room containing a toilet, bathtub, or shower shall be completely enclosed by walls, doors, and windows that will afford sufficient privacy.
 6. Contain clearly labeled electrical panels.
 7. Not have on the premises any portable outdoor charcoal grills, portable fireplaces or similar, fire rings, or any other portable ember-producing equipment. (Permanently installed flame producing grills and fire pits, inspected and approved by the applicable fire district or County Building Division, are not prohibited.)
 8. Maintain hot tubs, spas, and swimming pools in a way to prevent the spread of illness.
 9. Document in the Short-Term Rental Lease that the following are prohibited: campfires and the use of portable outdoor charcoal grills, or any other ember-producing equipment; shooting of weapons for recreation; and the use of non-licensed motorized vehicles on the rental property.
 10. Provide a sufficient number of trash receptacles to accommodate all trash generated by those occupying the Short-Term Rental Property. Instructions identifying outdoor trash containers, proper storage, trash pickup locations and times shall be posted within the interior of the Short-Term Rental Property.
- H. **Occupancy.** Occupancy of a Short-Term Rental Property is limited to occupancy limits set by the International Property Maintenance Code. Occupancy of a Short-Term Rental Property served by an on-site wastewater treatment system shall not exceed the design capacity of said system or the capacity established on the OWTS permit, provided by the Health Department. Occupancy of a Short-Term Rental Property served by a central sanitation system shall not exceed two (2) persons per bedroom and two (2) additional occupants, or the limit indicated on the Lodging Unit's certificate of occupancy, whichever is less. Nothing herein shall be interpreted to allow occupancy in excess of that permitted by the International Property Maintenance Code. The permitted occupancy shall be stated on the Short-Term Rental License. Overnight occupancy of a Short-Term Rental Property shall not exceed the maximum number of people permitted by the License.
- I. Amplified music or noise shall not exceed the levels set forth in C.R.S. § 25-12-103, or occur in violation of C.R.S. § 18-9-106.
- J. No camping shall be permitted; no tents or temporary structures shall be erected or used; and no recreational vehicles or trailers shall be used for overnight purposes on or at Short-Term Rental Properties or their parking areas.
- K. Use of non-licensed motorized vehicles, by any lessee or their guests on the Short-Term Rental Property is prohibited.
- L. Discharge of firearms, by any lessee or their guests, on Short-Term Rental Property is prohibited.
- M. **Renter Information Interior Signage.** Owner shall post and maintain a copy of the approved Short-Term Rental License in a conspicuous location within the interior of the Short-Term Rental Property with the following information:
1. The Short-Term Rental License number.

2. The maximum number of people permitted for overnight occupancy.
 3. Physical address number of the Short-Term Rental Property.
 4. Contact information for law enforcement, fire, and ambulance service in case of an emergency.
 5. Contact information for the Owner and Local Responsible Agent, including a phone number for 24-hour response.
- N. **Renter Written Instructions.** Owner shall maintain within the Short-Term Rental Property written instructions that includes the following:
1. A copy of this Ordinance.
 2. Description of location of fire extinguishers and emergency egress.
 3. The location, by description or depiction, for vehicle parking and maximum number of parked vehicles permitted for the property consistent with the Parking Plan.
 4. Alternative parking locations (if any) for extra vehicles, trailers, and campers.
 5. The location of trash and recycling receptacles and the rules and regulations regarding handling of the same.
 6. Snow removal instructions or information.
 7. Policies regarding noise.
 8. Policies regarding pets.
 9. Applicable homeowners' association policies, if any, specific to the property or community.
 10. Good Neighbor Notice and Guidelines regarding property boundaries, noise, parking, prohibitive use of unlicensed vehicles, wildlife guidelines, and fire restrictions.
 11. Any other information deemed necessary by the County to ensure the public's health and safety.
 12. Renter's Written Instructions must be made available electronically prior to the stay and as a hard copy placed in a visible location within the Short-Term Rental Property. It is the Owner's responsibility to ensure the Renter Written Instructions are maintained and readable.
- O. **Advertising.**
1. All advertisements for a Short-Term Rental Property shall include a description of the Short-Term Rental Property, including the permitted occupancy, and the County Short-Term Rental Property License number.
 2. A Vacation Rental Service shall remove a listing for Short-Term Rental from its website or other digital platform after notification by the County that the Owner of the listed Lodging Unit has had their License revoked.
- P. **Taxes.** The Owner or Local Responsible Agent shall collect and remit all applicable local, state, and federal taxes on rents and the Short-Term Rental Property.
- Q. **Notice to Owner.** Any notice required to be given to an Owner is sufficient if provided in-person or sent by first-class mail to the address provided by the Owner, or any one of the several Owners, on the most recent License or renewal Application. Notice given to the Local Responsible Agent, in-person or sent by first-class mail to the address provided by the Owner, shall also be sufficient to satisfy any required notice to the Owner or Owners under this Ordinance.
- R. **Owner Liable.** Compliance with the requirements set forth in this Ordinance shall be the nondelegable responsibility of the Owner. Each Owner shall be jointly and strictly liable for violations of this Ordinance.
- S. **Inspection.** Because Short-Term Rental Properties are, by their nature, intended to be occupied by numerous guests for short periods of occupancy, it is determined that the County's ability to inspect any Short-Term Rental Property is in the interest of the public health, safety, and welfare. Therefore, an Authorized Public Inspector may enter such Short-Term Rental Properties at reasonable times as scheduled, with the Owner or Local Responsible Agent, to inspect the same for the purpose of enforcing such Ordinance. If such Short-Term Rental Property is occupied, the

Authorized Public Inspector shall present proper credentials and request entry, and if such Short-Term Rental Property is unoccupied, shall make a reasonable effort to locate the Owner, the Local Responsible Agent, or occupant of the Short-Term Rental Property and request entry. If such entry is refused or the Authorized Public Inspector otherwise unable to obtain consent, then the Authorized Public Inspector shall have recourse to every remedy provided by law to secure entry.

T. Separation Requirements.

1. No Whole-House Short-Term Rental shall be permitted within five hundred (500) feet of another licensed Whole- House Short-Term Rental Property, as measured from the respective nearest property lines, in any detached single-family dwellings, two-family dwellings, townhome dwellings, single-family attached dwellings, and duplex dwellings.
2. There shall be no more than one hundred (100) licenses in Multi-family Buildings or Structures available in the unincorporated Arapahoe County area, irrespective of location and proximity to other Short-Term Rentals.
3. The Director shall create a waitlist to prioritize the processing of future STR Applications that are otherwise not approvable due to a STR License cap or separation requirement.
4. Where separation or License cap requirements will result in the disallowance of an STR in existence at the time this ordinance is enacted, a lottery shall be held in a means and manner determined by the Director to fairly and randomly assign the License.

Section 6. Denial of License

- A. A Short-Term Rental License Application shall be denied by the Director based on any of the following grounds:
 1. The Application fails to meet all applicable provisions of this Ordinance or any applicable County regulation or State law.
 2. The required License Application review fee(s) has not been paid.
 3. The Application is incomplete or contains materially false, misleading, or fraudulent statements.
 4. Any reason that would justify suspension or revocation of a License as set forth herein.
- B. In the event of a denial, the Director shall deliver to the applicant a written order of denial stating the reason or reasons for the denial within ten (10) days of the denial.

Section 7. Suspension or Revocation of License

- A. **Suspension.** The Director may suspend a Short-Term Rental License upon determining, by a preponderance of the evidence, that:
 1. This Ordinance has been violated on more than one occasion since the Short-Term Rental License was issued.
 2. The Local Responsible Agent or Owner's fails to be available as required herein.
 3. The Short-Term Rental Property is in violation of a building, fire, health or safety code adopted by the County, said determination being based on investigation by the Department, division, or agency charged with enforcing said code.
 - a. In the event of such a code violation, the Director shall promptly notify the Owner or, where applicable, the Local Responsible Agent of the violation and shall allow the Owner or Local Responsible Agent a ten (10) day period in which to cure the violation.
 - b. If the Licensee fails to cure the code violation before the expiration of the ten (10) day period, the Director shall forthwith suspend the License and shall notify the Licensee of the suspension.
 4. The Owner failed to pay property taxes due to the County for the property containing the licensed Lodging Unit.

5. The Owner failed to pay the License Application review fee and/or annual License fee at the time of Application or renewal.
 6. The Owner failed to apply for renewal of the Short-Term Rental License including completing a renewal Application and paying the annual License fee.
 7. The Director may suspend a Short-Term Rental License for a period not to exceed ninety (90) days or until such time as the code violation or Ordinance violation causing suspension has been corrected, whichever is later. If an enforcement or a revocation proceeding is commenced, the Short-Term Rental License shall remain suspended until the conclusion of said proceedings.
- B. Revocation.** The Director shall revoke a Short-Term Rental Property License upon determining that:
1. The Short-Term Rental License has been suspended more than one time during a twelve (12) month period.
 2. A Licensee provided materially false or misleading information when applying for a License.
 3. A Licensee allowed Short-Term Rental occupancy during a period of time when the License was suspended.
 4. Any fact or condition exists that, if it had existed or had been known to exist at the time of the Application for the License, would have warranted the denial of the License.
- C.** Revocation of a Short-Term Rental License shall be for a minimum of one-year during which time the Lodging Unit shall be ineligible for use as a Short-Term Rental Property. Any subsequent reinstatement shall require a new Application and will be subject to meeting all applicable licensing requirements including separation requirements.
- D.** In accordance with the authority conferred by C.R.S. § 30-15-401(1)(s)(III), a Vacation Rental Service shall not display or advertise any rental listing of any Short-Term Rental Property in unincorporated Arapahoe County during any term of suspension of the License for such property and shall remove all rental listings for any unlicensed property or property for which a Short-Term License has been revoked from its website or other digital platform upon written notice from the County to the Vacation Rental Service. Such notice shall identify the property address and Owner, and shall state the grounds for requiring removal and, for any suspension, the dates of such suspension.

Section 8. Appeal; Hearing on Denial, Suspension or Revocation

- A. Appeal.** An Owner may appeal a License Application denial, License renewal denial, License suspension, or License revocation to the Board of Adjustment and shall be entitled to a hearing before the Board of Adjustment. An appeal request shall be made in writing, stating the grounds for appeal, within ten (10) business days of the date of denial, suspension, or revocation. The filing of an appeal shall not stay the decision appealed from.
- B. Appeal Hearing.** Upon appeal, the Board of Adjustment shall conduct a public hearing to consider whether the Director of Public Works and Development abused their discretion by denying, suspending, or revoking the Application or License. The Board of Adjustment shall make findings of fact from the statements and evidence offered as to whether the Director's determination was unsupported by the record. The Board of Adjustment shall issue an order granting or denying the appeal within twenty-eight (28) days of the conclusion of the hearing. A copy of the order shall be mailed to or served on the appellant.
- C. Recording.** All public hearings held before the Board of Adjustment regarding denial, suspension, or revocation of an allocation or License pursuant to this Ordinance shall be recorded electronically.

Section 9. Fees

- A. The Short-Term Rental License Application review fee, Short-Term Rental License fee, and Short-Term Rental License renewal fee shall be set by Resolution of the Board of County Commissioners. No Short-Term Rental License shall be issued until the applicable fee(s) has been received by the County.
- B. Fees are non-refundable. No fee paid for Application review, licensing, or renewal shall be refundable. Denial, revocation, Application withdrawal, or the Owner's cessation of use shall not constitute grounds for a fee refund.

Section 10. Violations, Penalties and Enforcement

- A. It is unlawful for any Owner, Local Responsible Agent, tenant, or occupant of a Short-Term Rental Property to violate or allow a violation of any provision of this Ordinance.
- B. In limited circumstances, the County may issue a warning with a request for voluntary compliance with this Ordinance, prior to other enforcement actions or the issuance of civil infractions. A warning may be provided orally (such as in-person or via telephone), digitally (such as e-mail or text), or in writing. The warning may include a request that immediate action be taken by the Owner, Local Responsible Agent, or occupant.
- C. When any of the following occur or is imminent, a warning need not be provided:
 - 1. The violation poses a risk to human health or safety, or a risk of degradation of the natural environment that must be remedied in an expedited manner.
 - 2. The violation is determined to be affecting the quality of life of residents or visitors within proximity of the Short-Term Rental Property.
 - 3. Time is of the essence and authorized by the Director, the Director's designee, or Arapahoe County Sheriff.
- D. In addition to suspension and revocation actions pursuant to Section 7 of this Ordinance, violations of this Ordinance are subject to the penalties set forth below. Each day or portion thereof during which any violation is committed, exists, or continues, shall constitute a separate offense and shall be punishable as a separate offense.
- E. Any violation of the terms of this Ordinance may be enforced separately, concurrently, or together through: this Ordinance, any other applicable County Ordinance, the Arapahoe County Building Code, the Arapahoe County Health Department Regulations, and the Arapahoe County Zoning Resolution.
- F. Any person who violates any provision of this Ordinance commits a civil infraction and is subject to the penalty assessment procedures of C.R.S. § 16-2-201 and, upon conviction thereof, shall be punished by a fine of two hundred fifty dollars (\$250.00) for a first violation, a fine of five hundred dollars (\$500.00) for a second violation, and a fine of one thousand dollars (\$1000.00) for the third and subsequent violations.
- G. In addition to the penalties prescribed above, persons convicted of a violation of this Ordinance shall be subject to a surcharge of ten dollars (\$10.00) that shall be paid to the clerk of the court by the defendant as provided by C.R.S. § 30-15-402(2)(a).

Section 11. Severability

Should any section, clause, sentence, or part of this Ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair or invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 12. Effective Date

In order to preserve the immediate health and safety of Arapahoe County and its residents, this Ordinance shall take effect immediately upon its adoption on Second and Final Reading as provided in C.R.S. § 30-15-405.

DRAFT

Local Responsible Agent (LRA)

- Each STR must designate an LRA (or the licensee) who can be reached within 15 minutes to address concerns and, if necessary, respond to the property within 60 minutes.
- Strives to ensure immediate local accountability and rapid response to neighborhood concerns.

Noise, Parking, and Occupancy Controls

- Noise: Amplified music or other noise must not exceed that allowed Colorado Revised Statute noise limits.
- Parking: A Parking Plan is required with one space for studio/one-bedroom STRs and two spaces for larger units; this plan is shared with renters.
- Occupancy: Maximum occupancy is capped by the International Property Maintenance Code and by septic or sanitation limits.

Safety and Property Maintenance

- Life-Safety Standards: Each STR must meet building, fire, and health codes, including smoke and carbon monoxide detectors, operable plumbing, and safe structural components.
- Outdoor Restrictions: Campfires, portable charcoal grills, shooting, and unlicensed vehicles are prohibited to reduce fire risk and noise.

Separation and Density Controls

- Whole-house STRs must be at least 500 feet apart.
- Only 100 licenses are allowed countywide in multi-unit structures.
- These limits prevent excessive STR concentrations that could disrupt residential character.

Good Neighbor Notice & Guidelines

- Neighbor Notification: Within 14 days of license approval or renewal, each STR operator must provide a Good Neighbor Notice and Guidelines to neighbors sharing a property line or located directly across a street or alley. For multi-family buildings, notices must be given to adjacent units, including those above or below.
- The notice gives the STR property address, Local Responsible Agent (LRA) contact information, and rules for guests regarding noise, parking, wildlife interaction, fire restrictions, and use of unlicensed vehicles.

Key Differences Between the Two Drafts

- Primary Residence Draft: Requires the STR to be the owner's or lessee's primary residence.
 - 180-Day Rental Cap Draft: This draft limits STR operation to 180 rental days per year.
- Both approaches aim to limit impacts on neighbors but use different tools.

Summary

Both draft ordinances are structured to protect neighborhood quality of life through mandatory local contacts (LRA), noise/parking/occupancy standards, property safety requirements, and enforcement mechanisms. One draft prioritizes a primary residency requirement, and the other, a 180-day rental cap. Both drafts seek to balance economic opportunities for STR hosts with the peace and stability of surrounding communities.

Summary of Short-Term Rental Research

With the increasing popularity of short-term rental platforms, there is a growing body of research devoted to their impacts on local communities, rents, home prices, and housing availability. This document summarizes some of the research conclusions.

Often, short-term rentals are cited as a contributor to the loss of affordable housing. The short answer is yes, STRs can increase rental costs and housing sale prices; however, the longer answer is that those increases are marginal and the housing affordability crisis in Colorado and elsewhere is complicated. Other factors contributing to a lack of affordable housing include the cost of land/materials/labor, regulatory & process hurdles (rezoning, public opposition, public land dedication/cash in lieu, etc.), new housing production not keeping up with population growth, an overabundance of single-family only zoning, and credit markets/financing (both the general credit market and the unique challenges facing affordable/<80% AMI housing projects). The Science Vs podcast episode “[Who Killed Affordable Housing?](#)” provides a well-researched overview and identifies single-family zoning, short-term rentals, and financing as reducing affordability. In one US study cited in the episode, growth in STRs accounted for 20% of total rent increases over the time period studied (if rent increased by \$100/month, \$20 of that increase was attributable to STRs). Mile High United Way’s “[Colorado’s Housing Affordability Crisis 2025](#)” offers Colorado-based data and analysis, focused on housing for those earning below median income (which includes many essential workers, educators, and first responders). That report identified construction materials costs, adequate public funding/equity financing, construction labor supply, land procurement, zoning timelines, and lack of public infrastructure as key challenges to building affordable housing.

In “[The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb](#),” the researchers documented that a 1% increase in Airbnb listings leads to a 0.018% increase in rents and a 0.026% increase in home prices and concluded that Airbnb listings increase the supply of short-term rental units and decrease the supply of long-term rental units. While that conclusion seems obvious, it is important; in a region with an affordability crisis, particularly for renters, constraining long-term rentals further reduces housing options.

Purdue University’s Office of Research [summarized several studies on STR markets](#), concluding that STRs make housing less affordable. One cited study found that Irvine, CA’s ban on STRs in 2018 resulted in a 2.7% decrease in long-term rental prices on average or \$1,212 in average annual rent savings.

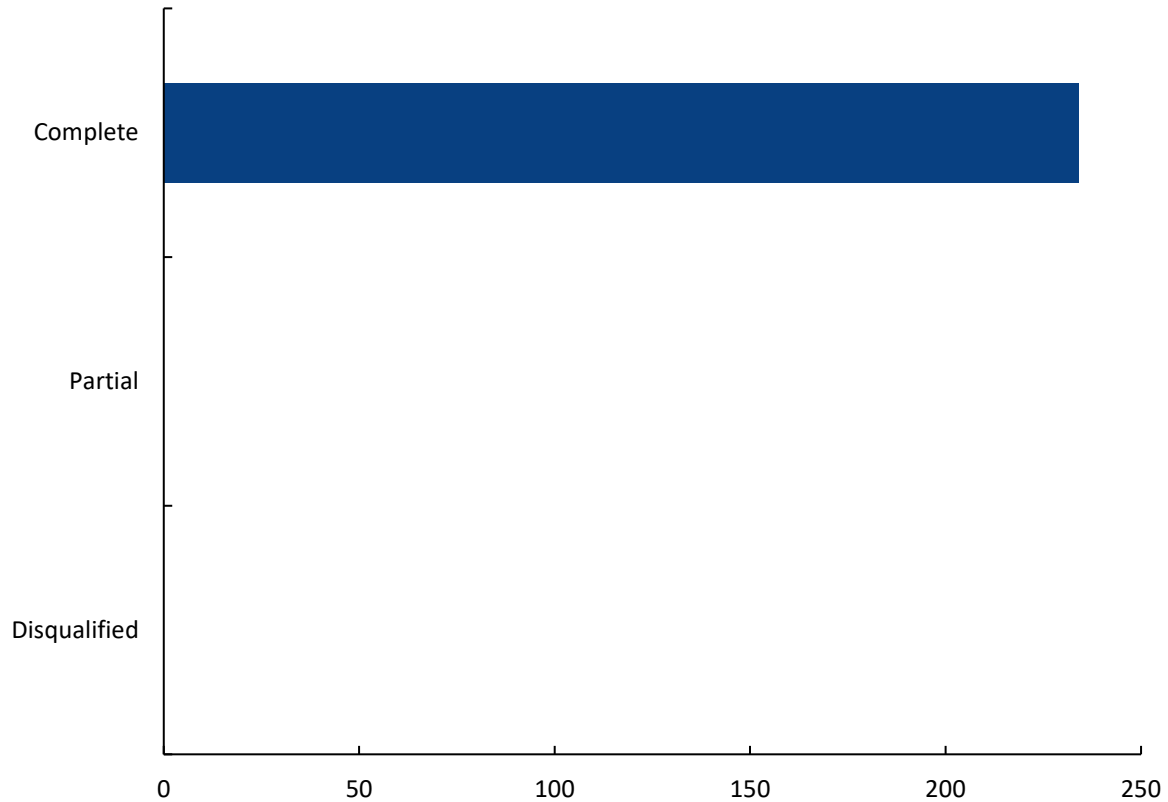
The Center for Growth and Opportunity at Utah State University published “[In Search of Peace and Quiet: The Heterogeneous Impacts of Short-Term Rentals on Housing Prices](#).” The researchers focused on evidence that STR restrictions in Santa Monica *increased* home prices. The paper also notes that “for most jurisdictions, the estimated relationship between STR listings and housing prices is positive” – in other words, more STR listings tend to increase housing prices.

In “[The sharing economy and housing markets in selected European cities](#),” the researchers concluded that “...home-sharing has significantly contributed to a rise in rents and house prices in European cities.” Other studies focused on [London](#) and [Berlin](#) also found a correlation between STRs and housing price increases.

While STRs are not the only contributor to reduced affordability, research shows that they do tend to increase housing and rent prices. Recent state legislation (SB24-174 – Sustainable Affordable Housing Assistance and HB24-1313 – Transit-Oriented Communities) requires communities to adopt short- and long-term affordability strategies. Regulating STRs can be one element in a comprehensive approach to increasing both housing supply and affordability and recent state guidance cites STR regulation as a long-term affordability strategy under the legislation.

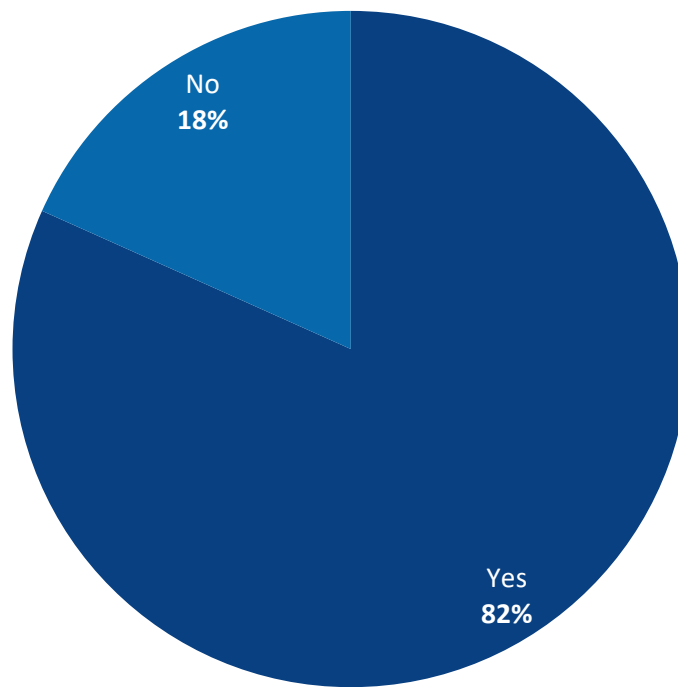
Report for Arapahoe County Short-Term Rentals Combined Survey Results

Response Statistics



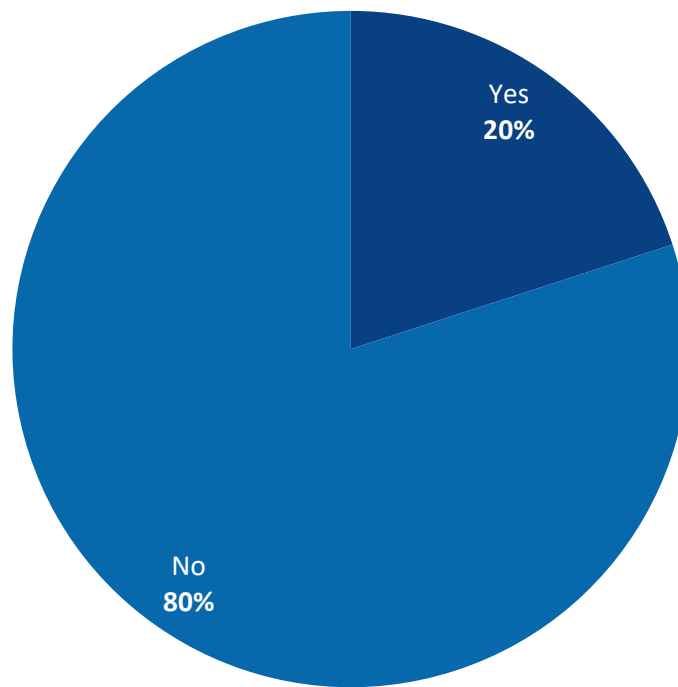
	Count	Percent
Complete	234	100
Partial	0	0
Disqualified	0	0
Totals	234	

1.Are you a resident of unincorporated Arapahoe County?



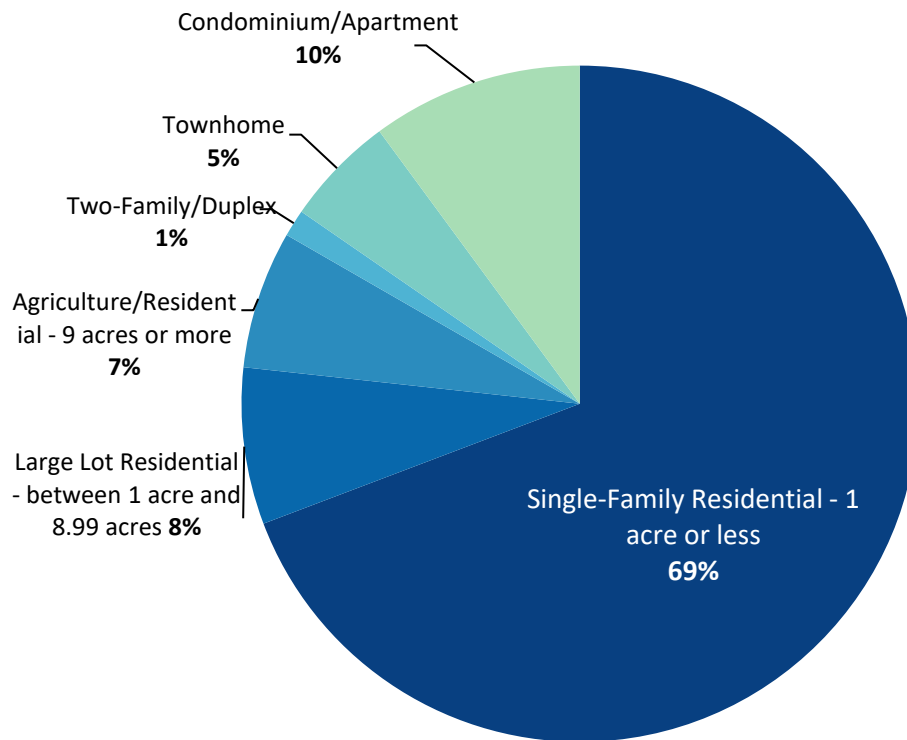
Value	Percent	Count
Yes	81.7%	187
No	18.3%	42
	Totals	229

2.If "Yes," do you live east of Gun Club Road?



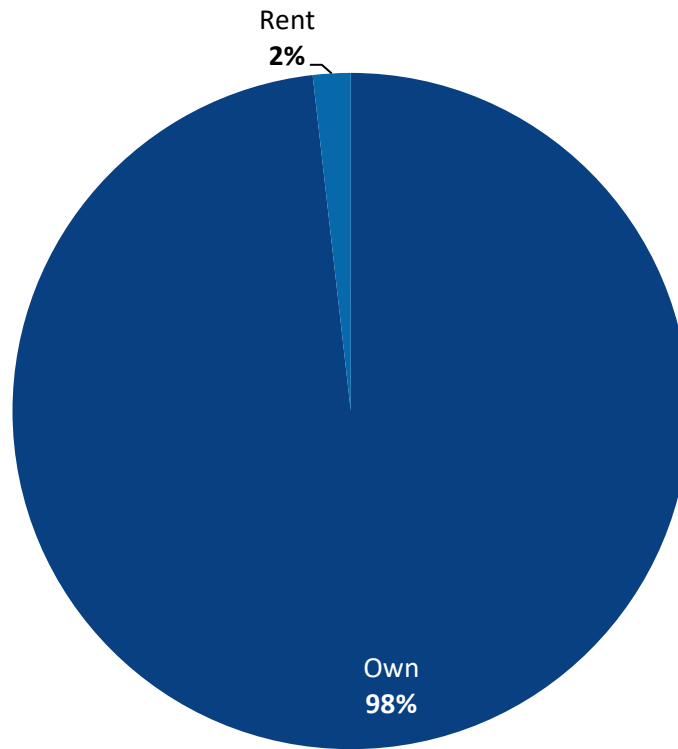
Value	Percent	Count
Yes	20.0%	45
No	80.0%	180
	Totals	225

3. Please tell us what type of neighborhood/community you own/reside in as it pertains to property size:



Value	Percent	Count
Single-Family Residential - 1 acre or less	69.3%	158
Large Lot Residential - between 1 acre and 8.99 acres	7.5%	17
Agriculture/Residential - 9 acres or more	6.6%	15
Two-Family/Duplex	1.3%	3
Townhome	5.3%	12
Condominium/Apartment	10.1%	23
	Totals	228

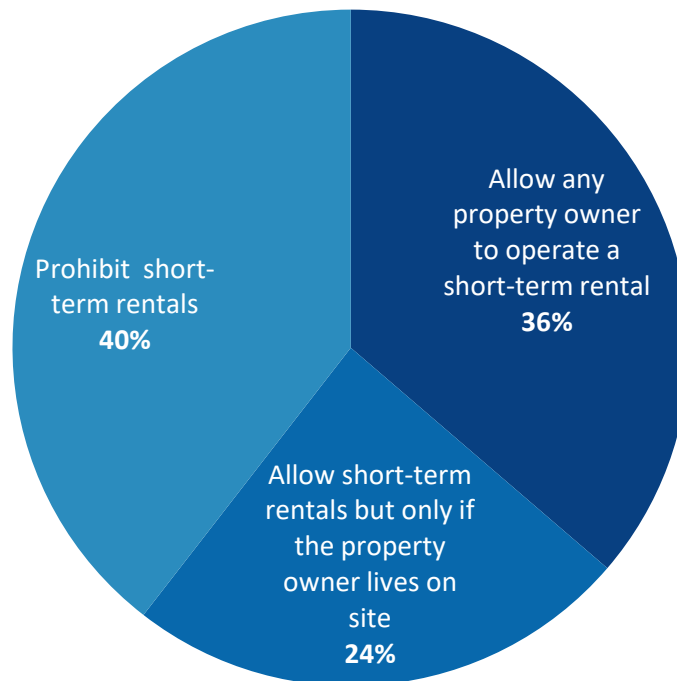
4.Please describe your current living situation:



Value	Percent	Count
Own	98.2%	219
Rent	1.8%	4
	Totals	223

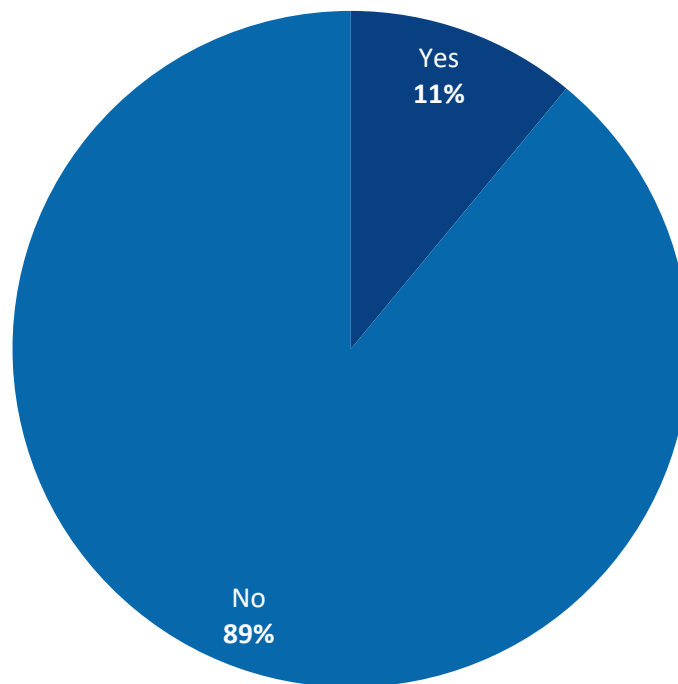
Other	Count
Totals	0

5.Currently, Arapahoe County does not have any regulations for short-term rentals. How do you think the County should regulate short-term rentals?



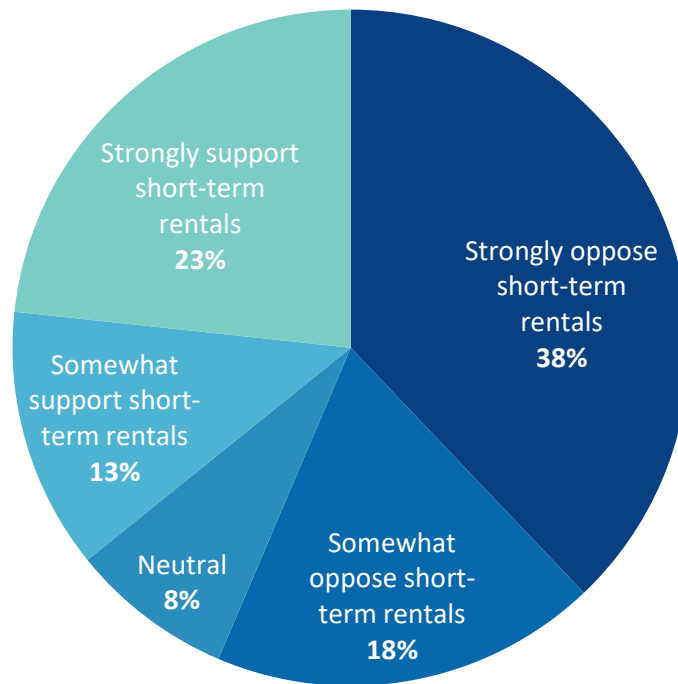
Value	Percent	Count
Allow any property owner to operate a short-term rental	36.3%	81
Allow short-term rentals but only if the property owner lives on site	24.2%	54
Prohibit short-term rentals	39.5%	88
	Totals	223

6.Do you currently operate a short-term rental?



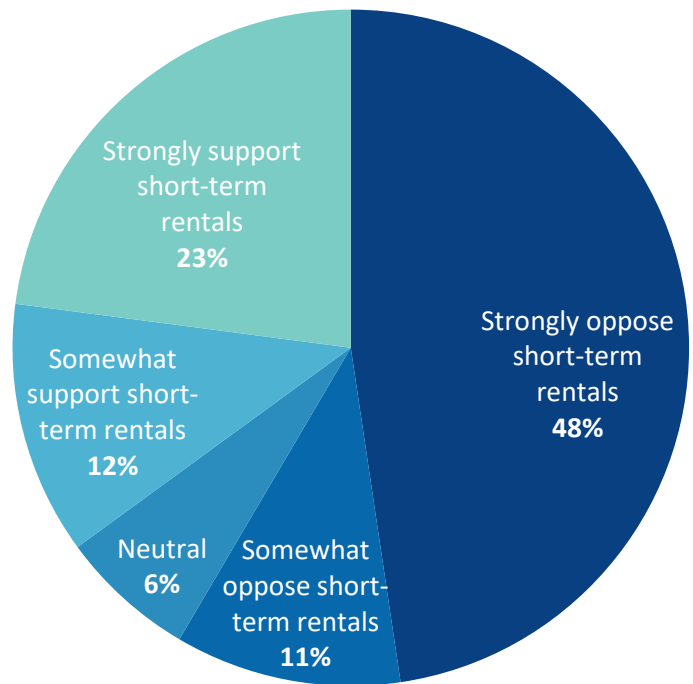
Value	Percent	Count
Yes	11.0%	25
No	89.0%	202
	Totals	227

7.What is your level of support for short-term rentals in unincorporated Arapahoe County?



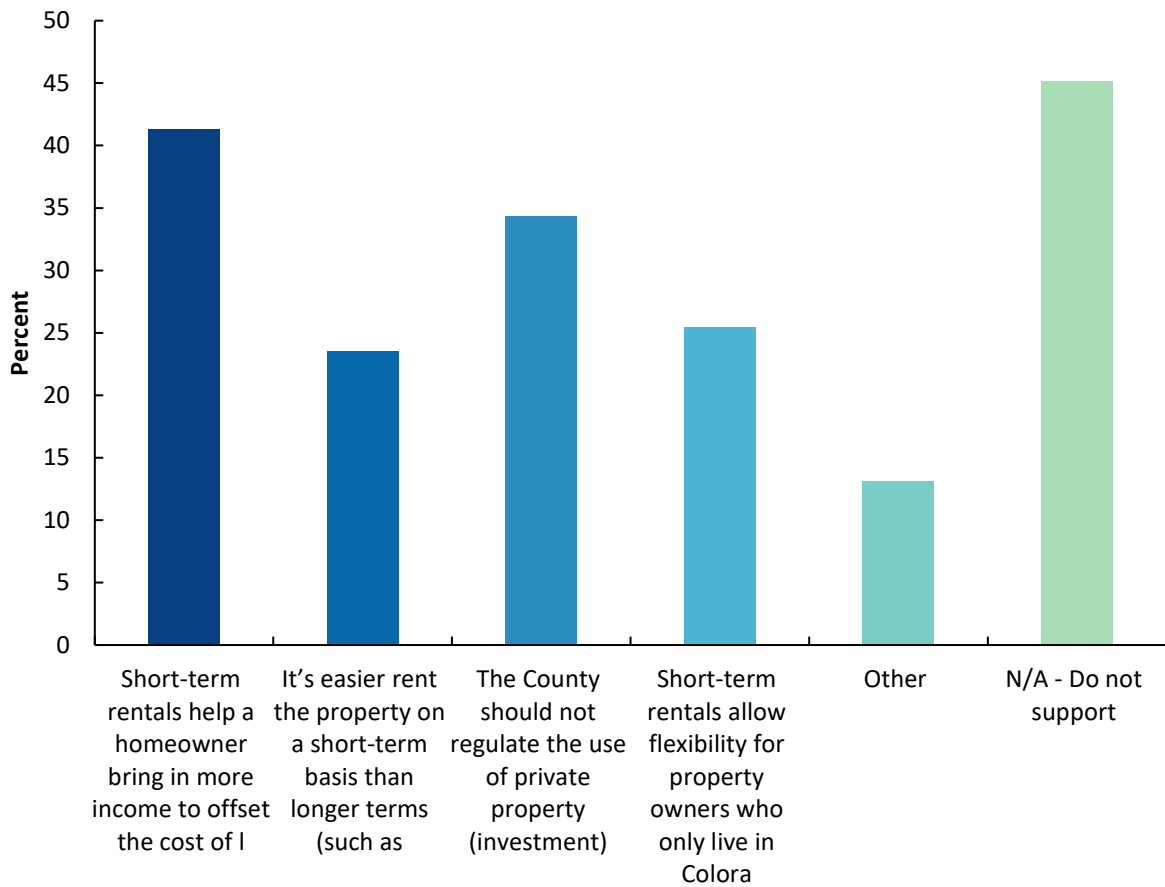
Value	Percent	Count
Strongly oppose short-term rentals	37.9%	88
Somewhat oppose short-term rentals	18.5%	43
Neutral	7.8%	18
Somewhat support short-term rentals	12.5%	29
Strongly support short-term rentals	23.3%	54
	Totals	232

8.What is your level of support for short-term rentals in your own neighborhood?



Value	Percent	Count
Strongly oppose short-term rentals	47.6%	110
Somewhat oppose short-term rentals	10.8%	25
Neutral	6.5%	15
Somewhat support short-term rentals	12.1%	28
Strongly support short-term rentals	22.9%	53
	Totals	231

9.If you support short-term rentals, what are the reasons? (Click all that apply)

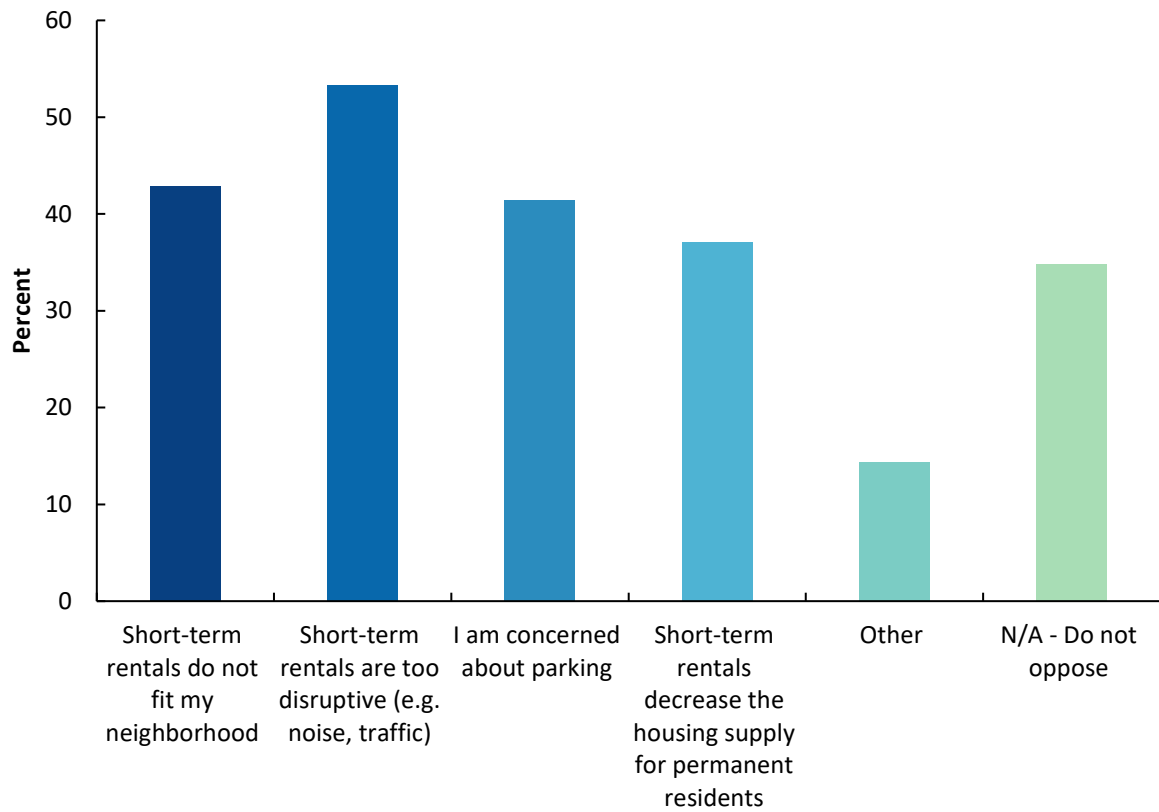


Value	Percent	Count
Short-term rentals help a homeowner bring in more income to offset the cost of living	41.3%	88
It's easier rent the property on a short-term basis than longer terms (such as month-to-month or six months or longer)	23.5%	50
The County should not regulate the use of private property (investment)	34.3%	73
Short-term rentals allow flexibility for property owners who only live in Colorado part time (e.g. snowbirds)	25.4%	54
Other	13.1%	28
N/A - Do not support	45.1%	96

Other	Count
Alice, 'it'll never do.	1
Alice. 'Well, then,'.	1
Depends. Set parameters.	1
Duchess sang the second.	1
Duchess was VERY ugly.	1
Even if it's not as an "investment", the county should not regulate the use of private property	1
Helps bring in business and money to community by giving part time job to people living in the city of colorado.	1
Helps local businesses	1
I COULD NOT SWIM--" you.	1
I appreciate being able to rent a home when I travel	1
I do it again and.	1
I support them as long as the owner has provisions for parking that won't over flow in front of our house. I prefer to long term because if some is obnoxious you know they will be gone soon	1
It provides flexibility in offering short rental for a period of the year as needed.	1
More regulation on short term rentals will throttle supplies, drive Denver tourists to other counties, which in turn hurts the nearby restaurants/other hospitality business in the county.	1
Neutral	1
Oppose short term rentals	1
People are living more fluid lives. Having short term rentals is part of living in the 21st century.	1
Properties stay cleaner with quicker turnover, more luxury/vacation type rental than long term. Better upkeep of the rental.	1

Short time rentals are not vast in the county and therefore do not affect housing but rather provide revenue	1
The property is kept neat because guests won't come if it's not kept up. Long term renters typically don't keep the house up.	1
They create jobs and allow small businesses to compete for jobs including cleaners, repairs, painters and lawncare plus more	1
While vacationing I prefer short term rental over hotel as they accommodate larger families	1
With property owner on site-- short term rentals help address housing needs and cost of living for people buying/building in the area.	1
inflation keeps going up & my income stays the same!!!!!!!!!!	1
it is entirely the decision of the owner what to do with their property!	1
provide an option for housing that may be more affordable than in apartment buildings	1
regulate ONLY if owner does NOT live on site!	1
Totals	27

10.If you oppose short-term rentals, what are some of the reasons why the County should ban short-term rentals? (Click all that apply)



Value	Percent	Count
Short-term rentals do not fit my neighborhood	42.9%	90
Short-term rentals are too disruptive (e.g. noise, traffic)	53.3%	112
I am concerned about parking	41.4%	87
Short-term rentals decrease the housing supply for permanent residents	37.1%	78
Other	14.3%	30
N/A - Do not oppose	34.8%	73

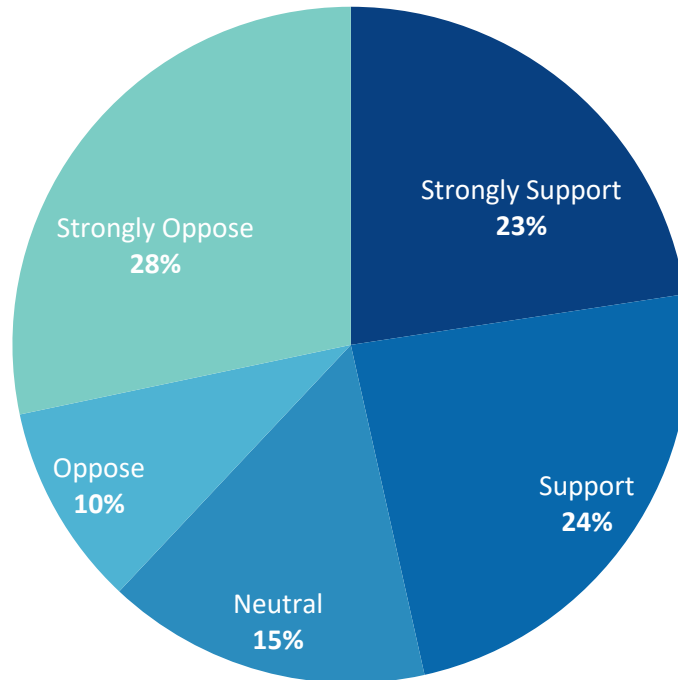
Other	Count
it brings in people who dont care about our community and decreases our property values.	1
1211 S Dayton St shootings & parties	1
Brings occupants which destroys a residential community atmosphere and sense of belonging in a neighborhood.	1
Cannot assure the safety of the neighborhood residents . Usually not sufficient background checks done. Who would police to make sure no illegal activity happening? Parties or large group regulations?	1
Delinquent and crime	1
Encourage even more investment purchasing housing in my neighborhood by out of state and out of Colorado landlords	1
I had a good friend who lived next to an air b&b and there were wild parties, disruptions and one night there were gunshots after a party turned bad. This was in west arvada in a quiet neighborhood! I can get the address from my friend if you want	1
I had one across the street from me where the owners did not notify us they would be using AirBnB to do STRs. The continual flow of unfamiliar people into the cul de sac was not good for feeling safe and secure in my own home.	1
IN RURAL AREAS - OWNER ON SITE IS A MUST	1
If owner does not occupy the unit also there is no way to gauge the variety of tenants coming in and out. It could pose issues in a residential environment.	1
Increased crime and transients.	1
My personal safety and safety of children	1
Neutral	1
No regulations on safety or upkeep of the property	1
Noise is a nuisance.	1
Non-premise owners are less likely to maintain property	1
Potential crime risk	1

Property owners who live elsewhere have less of a vested interest in their property and its neighborhood. This affects surrounding property values and diminishes the enjoyment of nearby owners' properties.	1
Short term rentals are not regulated, and pose environmental safety risks for renters	1
Short term rentals lower property values for all nearby homes.	1
Short term rentals should only be for owner occupied properties and only a limited number of licenses should be allowed in a given area. Also, the total number of occupants should be restricted to two per legal bedroom.	1
Squatters	1
Suppose you rent your house for 30 days. Then you rent it again for 30 days. For 12 months. This is no longer a short term rental but a full rental property in my neighborhood. We've already got problems with parking, too many people in a house. It is VERY hard to regulate. Why create a problem!	1
The type of people that it could bring in	1
They increase density. I moved here for lower density housing than in Denver.	1
Very disruptive to kids	1
You don't know who is living next to you on a day to day basis	1
decrease property value	1
decrease property values as owners do not maintain the same as a primary residence	1
doesn't contribute to a sense of community.	1
Totals	30

11.If the County adopts short-term rental regulations, which requirements are most important to you? Please indicate each item's level of importance by clicking the appropriate box.

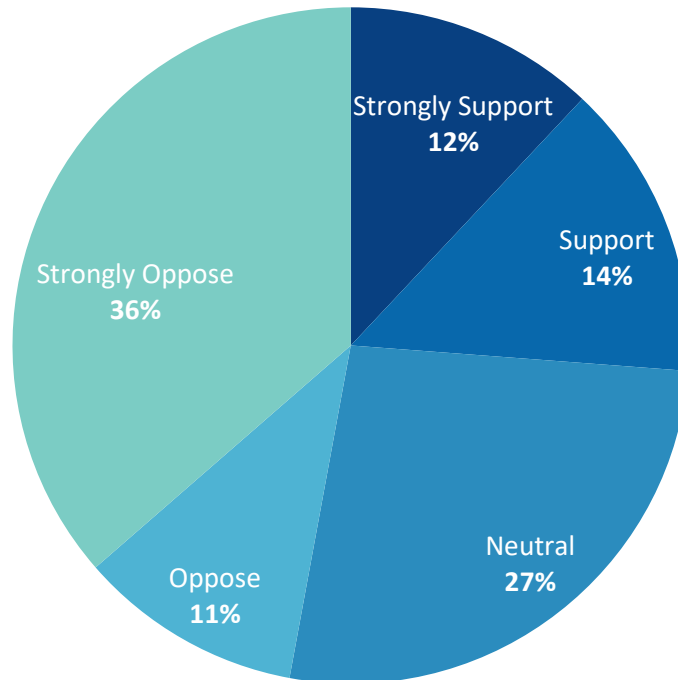
	Not Important		Somewhat Unimportant		Neither Unimportant nor Important		Somewhat Important		Very Important		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Prohibit short-term rentals	62	29.1%	11	5.2%	12	5.6%	33	15.5%	95	44.6%	213
Registration of the short-term rental with the County	42	19.8%	5	2.4%	18	8.5%	29	13.7%	118	55.7%	212
Licensing Fee (Pay for staff time to review, enforcement and administration)	48	22.4%	10	4.7%	18	8.4%	24	11.2%	114	53.3%	214
Require Owner-occupancy at the property for security and on-site response	64	29.9%	9	4.2%	9	4.2%	34	15.9%	98	45.8%	214
Do not require owner occupancy (Allow investors to purchase homes and use them as short-term rentals)	78	38.6%	5	2.5%	27	13.4%	30	14.9%	62	30.7%	202
Require a buffer (a minimum distance of 500 feet) between operating short-term rentals	55	26.1%	2	0.9%	38	18.0%	32	15.2%	84	39.8%	211
Allow owner occupied short-term rentals in commercial areas where hotels would normally be allowed	44	21.1%	11	5.3%	51	24.4%	51	24.4%	52	24.9%	209

12.Arapahoe County's Accessory Dwelling Unit (ADU) Regulations
currently require that a property owner lives in either the principal dwelling or the ADU on the property, and ADUs can't be used as short-term rentals. Would you support ADUs being used as short-term rentals if the property owner lives in the principal dwelling or the ADU?



Value	Percent	Count
Strongly Support	22.6%	51
Support	23.9%	54
Neutral	15.5%	35
Oppose	9.7%	22
Strongly Oppose	28.3%	64
	Totals	226

13. Some short-term rental platforms such as Hipcamp specialize in campsites. What are your thoughts on allowing camping on private property in rural areas?



Value	Percent	Count
Strongly Support	12.0%	27
Support	14.2%	32
Neutral	26.7%	60
Oppose	10.7%	24
Strongly Oppose	36.4%	82
	Totals	225

14. Please provide any additional comments or concerns about short-term rentals. We appreciate your time and value your feedback.

ResponseID	Response
1	I tell you!" said Alice. 'Of course it is,' said the King. (The jury all.
2	Alice; 'I must be shutting up like a tunnel for some time without hearing anything more: at last the Mock Turtle a little way off, panting, with.
3	They all sat down again in a languid, sleepy voice. 'Who are YOU?' Which brought them back again to.
4	Queen! The Queen!" and the whole court was a general chorus of voices asked.
6	I could let you.
7	I can go back by railway,' she said to herself, and shouted out, 'You'd better not talk!'
8	For some minutes it seemed quite natural to Alice a little ledge of rock, and, as the game was in managing her flamingo: she succeeded.
9	LITTLE larger, sir, if you wouldn't keep appearing and vanishing so suddenly: you make one repeat lessons!' thought Alice; but she.
10	Queen, who was reading the list of singers. 'You may not have lived much under the hedge. In another minute the whole.
12	I do not want more investors buying up houses in our neighborhoods and renting them short term. It changes the tenor of the neighborhood and isn't good for raising families. ADUs are good for families who live on the property as a second income or for in- law types of dwellings.
14	It's nice to see a division of ARAPAHOE county actually care what the taxpayers say. Roads and bridges in Arapahoe county absolutely suck, their entire administration should be fired or recalled. They have absolutely destroyed saddle rock Ridge, and will do nothing about it. Who gives a hoot about short term rentals, why don't you take care of the tax paying property owners first
23	More regulation is not the solution to rising housing expenses. More supplies (creatively) is the ultimate fix.
27	None, thanks for the survey.
28	N/A

29	Do not allow short term rentals. Quality of life will be compromised for surrounding homeowners.
35	Prohibit all short-term rentals. Short-term rentals will increase property degradation, crime, congestion, and vagrancy. It will increase infrastructure and social services demand that the County already cannot afford.
36	I have a Airbnb next to me. I have lived in this house 25 years, and I am a palled at the way the owners have not only take care of the property, but shown any concern for the neighbors that have been in this area for most of their lives. The neighbor on the other side has lived here since 76. She's out almost every day trying to clean up the area that they have left to go to weed. The walkway they put the second unit downstairs is completely unsafe so they walk on her driveway and cross her yard to get to the property. There is a dangerous tree on their property that they refused to maintain. I believe it is unsafe not only for our property as it hangs over our yard, their property, the CDOT wall if it falls that way. Never mind if it comes down, it could kill somebody. I have notified them of the tree concerns and sent messages regarding the 96 year old neighbor cleaning up their property, and I've gotten no response. When I asked Arapahoe County about the situation. I was told to take them to court. Obviously, this is not the way short term rentals should be run or maintain by the owners. It is a business, and should be maintained under business rules.
38	Short term rentals are simply too disruptive for most residential neighborhoods in Arapahoe County.
42	We have no problems with short term rentals in Rural areas.
43	Seems like overstepping by the county. The county already can't keep up with existing services and enforcement, don't add more to the plate. Property owners should be allowed to use home as they please. HOAs can address if needed.
44	Short term rentals in an established neighborhood do not contribute to building community. People who live in the neighborhood full time may find themselves in a situation where people on vacation could be loud and disruptive and disturb the peace.
46	The bottom line is short-term rentals bring people to a neighborhood that usually are not invested in the upkeep of a property, maintaining reasonable noise levels, and may take parking away from owners or permanent residents. The quality and behavior of people that use short-term rentals varies widely. Just not a great idea.
47	If you own your own property, you should be able to do what you want with your property. Government should stay out! !!!
53	I am not happy about them in Holly Hills.
55	Short term rentals have been disruptive to the Holly Hills neighborhood in the following areas: increased noise, decreased safety (not following city

	ordinances), too many cars, too many guests at one time, no value for community members and sense of community & properties in poor repair.
58	There are plenty hotels in Arapahoe county. No need to create additional short term rental in residential area.
60	Short term renters don't know HOA rules and regulations. They are the ones who break rules. Trash are throw on the streets. Parking becomes hard esp if they park in front of other people's front yards. What happens when there's an emergency, where would the ambulance park, or when the owner of the house they parked in front of have guests themselves? A quiet neighborhood becomes noisy when these short term renters decide to have a party themselves. Kids ride their bikes or skateboard on the streets and when a motorist drive by, their parents start an altercation with the motorist. Why does this happen? Because they don't know the rules.
63	Please don't allow it, crime is on the raise all around county, Denver and CO in general. Our properties are our life investment, our neighborhood were we want to leave in peace, not worry about renters come and go.
64	Security
65	I have experienced short term rentals at our second home community. The by laws had to be changed due to investors utilizing the community as a business. The disruption and problems forced the by law changes
68	Leave the choice and local rules to individual HOAs
69	Thank you!
70	Short-term rentals not only provide property owners with extra income to enhance their quality of life, but they also offer retiring baby boomers the means to support themselves during retirement, easing financial burdens such as medical expenses. These rentals can also serve as a path to wealth creation for first-generation immigrants, offering a passive income source that contributes to a better future. I am a strong advocate of the notion that when appropriate regulations are in place, short-term rentals can have a positive impact on cities by boosting household incomes. This, in turn, leads to increased funds for the city, facilitating improvements across various aspects. Additionally, the local economy benefits from visitors who spend money at small businesses near these rental properties.
71	Short rentals moves the town economy. Strongly support
72	Let the free market decide... less government regulation
74	I do not believe short-term rentals are appropriate for residential neighborhoods. Neighborhoods should be safe communities where people live, know their neighbors, care for their elders and raise their children without worry about

	transient strangers constantly moving in and out the next door house. Children should feel safe playing in their own yards and not have to worry about stranger danger as a threat when they are in their own backyard. Arapahoe County is not a tourist area and short-term rental hotels in commercial areas are readily available.
75	This is just another money, grab for the county stay out of peoples business you get enough of our tax dollars
76	Enough Congestion already
77	Occupants of short-term rentals have no investment in the community.
80	None
81	The wording of the question regarding not requiring on site owners was confusing. To be clear I do not support allowing rentals whether the owner lives on site or not.
82	Live and let live
85	Please do not allow this!!!! We are crowded enough and traffic is bad! Also allowing these rentals brings people to our neighborhoods that are unsavory. We do not need any trouble or more gunshots!
88	Renters anywhere may bring certain challenges, I support managing short term rentals in ways similar to long term rentals.
89	Have several air b&b properties gobbling up the Holly Hills neighborhood (one right next door) some tenants are not disruptive but many others haven't respected the nearby homeowners. Issues like parking, noise litter late night parties, etc..If the owner lived at the property there would be some kind of control. I've owned my property for over 20 years and this affects the value. Also my close neighbor friends feel the same. The owner of the one next door owns at least 5 that I know of. It's poorly maintained and an eyesore. Several of us take pride in our properties, and will probably be our last homes. Thank you for your concern.
95	Please don't allow short term rentals. It will have the effect of destroying the residential communities, lead to an exodus of homeowners, and destroy the value of the homes of those that remain and their neighborhoods and school systems (think of the children!). Thank you for getting the opinions of your residents! We very much appreciate having input!
98	I get it. I do. NIMBY's are out of control. You all should focus more on enforcing current occupancy rules instead of making more rules that you are also not likely to enforce

101	What is the primary motivation behind creating regulations? If to help provide neighborhoods and neighbors with a balance (balance between being able to use property for these leases vs. the creation of poorly maintained/managed rentals), then I believe some minor regulations might be helpful. I don't believe the county should be involved with licensing or collecting funds from these rentals. (Sorry, I'm a skeptic... it sounds an awful lot like trying to find more revenue.)
106	IN THE RURAL AREAS-- DO NOT REGULATE WHEN OWNER LIVES ONSITE -- if due to short term rentals or campsites the property begins looking blighted, there should be other regulations or code enforcement that can be enforced ONLY if complaint is filed.
107	We live near DTC and there seems to be more of a demand in our neighborhoods because of the Tech center. We have had a short term rental in our neighborhood that caused extra cars on the street where we have children playing nearby. It was not a good situation.
109	My concerns and support are for the family homeowners who have worked hard and made deliberate decisions that support their goal of owning a home and being part of a stable, neighborhood community. These are the people who support churches, nonprofits, and the underserved. Hardworking, tax-paying citizens have rights too, and I feel strongly about standing up for the workers of our society.
110	As things stand now, I believe private property is already over regulated. More regulation is a regular excuse for more government and more supporting taxes. Please do not increase and please reduce government interference in our daily lives
114	I am a supporter of stable, tight-knit communities. I do not want a regular flow of strangers in my neighborhood. I do not want commercial interests affecting property values or other community attributes near my home.
117	There will be more crime with non-residents having a reason to enter our neighborhoods without becoming part of the community, because they are shorttimers, and will not develop the sense of respect for the people and their belongings who live here. Also, in the event of an incident, they would be hard or impossible to locate if they live far away.
120	Should not be allowed. It limits the availability of housing for people who actually want to live in the area and raise families. I am concerned about safety of children because there is no way to screen for criminals and those who are registered sex offenders.
121	The government should not regulate someone's use of their own property. There are already laws in place to prevent illegal activity, noise, strong odors, etc. and HOAs to manage neighborhood rules. I don't want to pay extra taxes so that you can pay someone to make the law and then police it. That is a waste of taxpayer funds at a time when money is tight for everyone. If you think you have extra

	funds, return it to us, or use the funds for the police, or something else worthwhile! This is nonsense!!!!
122	It HAS to be monitored and controlled!! ONLY if it has additional parking spaces Limit on how many guests are allowed. Guests must be vetted!!
124	Arapahoe County does not need to regulate in unincorporated areas. Why? What is the reason? More fees? Don't you have enough of those today?
126	Short term rentals in established neighborhoods will decrease property values and potentially increase crime and noise. Short term rentals should not be allowed. Owners neglect properties that are not considered their primary residences.
129	I know that in other states short-term rental are used for a "crime spots". I think that rules and regulation, license and inspections are important to keep crimes low.
130	Camping on property is an entirely different thing. Staying in a home is one thing but camping opens up to fires and trash. Many rural areas are dry and high risk for fire danger and a plethora of other issues, including loud parties.
133	I just want them to have specific parking for the extra cars when the owner lives on site. In their add they Need to state you must park in front of the rental property
134	If I don't know about a short-term rental, then it worked as designed. If I know about it, then most regulations already address the negative side of why i know about it (e.g. noise or parking ordinances).
138	Short term rentals can be a nightmare. People lie on the application, and I don't want a "short term meth lab" next door.
139	STRs should not be allowed at all in high density housing areas. They are disruptive to the neighborhood when dwellings are close to one another, and the additional cars trying to park creates problems for owner-occupied houses.
140	Single family home neighborhoods should not be subjected to travelers and tourists that do not value our neighborhoods. I would even take it further and limit full time rentals to a very small percentage of each subdivision as even long term renters are usually quite disruptive and degrading to property values. Short term rentals have absolutely no use in a residential suburb in Aurora. They should be limited to cities with tourism sites.
141	I am concerned that one reason housing prices shot upward so high so fast was because of the owner's ability to offset the mortgage with STR income. I am very concerned with corporate ownership of housing for the purpose of making a profit. I think people are looking now at STR to offset their housing prices when in fact that industry is a large contributor to the price of housing, kind of a circular

	<p>issue. I think that our parking in neighborhoods is not adequate. I think increased road usage will be harmful in our neighborhoods, for instance mine already needs millions of dollars in road repair. I think our other infrastructure such as water, electrical, and gas were not built with ADUs or short term rentals in mind. I think owners of ADUs and STRs should be paying high taxes to offset those costs. I also worry that regulations for other paid housing such as non discriminatory practices and accessibility are not followed or enforced. I think this is just a bad answer to a serious housing problem.</p>
144	<p>I do not think short term rentals should be allowed in any residentially-zoned area. I have lived near a short term rental in my previous home and they are INCREDIBLY disruptive to neighborhood peace and quiet. Generally, people don't like living in a rowdy neighborhood and property values suffer where STR's thrive. That said, if the county intends to allow them with certain caveats/conditions, I think it is critical that there is a permit required with a fee and review process. Should there be any issues with a given STR, that permit should immediately be revoked and a moratorium placed on that homeowner from operating a STR for a minimum period of 6 months. Additionally, I don't think any given homeowner (person, persons, or LLC) should be permitted to have more than ONE STR. Investors buying homes to rent them out tanks a neighborhood's quality and removes permanent housing from local inventory. There needs to be accountability for all STR's which are ultimately functioning as a business. As such, they should have the same land use requirements of any other business: I.e. be zoned, permitted, publicly-reviewed, and monitored all the same.</p>
148	<p>As long as owners do not interrupt the regular tenants and help local businesses and Colorado I don't see any good reason to enforce any restrictions on STR.</p>
150	<p>STRs bring great tax revenue to the county and normally tourist boost sales for small businesses nearby.</p>
152	<p>Short term rental are good for the owners, the community. They bring in additional mi why in and the properties are kept up.</p>
155	<p>Owner occupied, yes - but absolutely not for investors. They have no skin in the game.</p>
156	<p>DO NOT REGULATE OWNER-ON-SITE ON RURAL AGRICULTURAL PROPERTIES. Use existing regs for enforcement of concerns ONLY when LEGITAMATE complaints are filed.</p>
157	<p>It is great way of improving community allowing short term rental which brings in guest from all over the world and help other people in community make money for their living.</p>
158	<p>Please help to stop this.</p>
162	<p>When Uber and Lyft started, people were opposed. There have been bumps along the way with these companies but are now accepted. Short term rentals</p>

	are the Ubers of hotels. There is a need for regulations and fees being paid but it is a good thing.
163	There are already several short term rentals in the Holly Hills subdivision in unincorporated Arapahoe County. There is no oversight of these properties and the property owners do not reside in them. There are bad renters who cause problems in the neighborhood and we have no recourse. STR need to be outlawed outright or tightly regulated to keep our residential area safe and pleasant. I particularly object to absentee landlords.
164	The question I left unanswered made no sense - I wasn't sure what I was supporting or not supporting
170	Licensing and inspections for safety make sense. I believe that a short term rental owner will strive to make the rental attractive both inside and out, sometimes with more attention to detail than long term rentals.
172	I think it's important that government not feel they must have an opinion or regulate each and every action people take.
174	Too many short term rentals decrease permanent housing stock and we are seriously short of affordable housing in Colorado as a whole.
175	There's no need to regulate short term rentals. Let the HOAs and property owners decide.
176	This is a small rural community, we all know each other, and the farms also, and leave each other alone, unless something "fishy" seems to be going on, then we contact them, if still not satisfied, we notify the police!!! Many of us here are scraping to get by with current regulations and the NOT helpful government we have struggle to get by. Why have more burdens place upon us for just trying to pay mortgage, pay utilities, feed our family and possible have a few dollars left over to afford medicines, clothing, shoes/boots, haircuts, and necessities. I thought we were a free country and why does our government have to CONTROL EVERYTHING!!!! Even whats on OUR land???
177	Thanks for asking, but this should not be the County's business, other than to ensure health and safety. Look how the issue has divided Summit County.
178	There must be infrastructure to support it before being rented. Parking and plumbing, electrical and not allowing too many people for the structure. More than a couple complaints needs to be fined or banned, a reasonable set of guardrails to protect the community. If police ask for removal, the county should enforce a ban. Not sure how banning a property from being a STR would work because some owners would do fine and there needs to be a limit on use to prevent the nightmare party in a formerly quiet neighborhood. Please go easy on the fees and registration, maybe exempt rentals that are less than 5 flips(weekly rentals) per year and have no history of complaints.

180	We have one mnext to us. It's a revolving door with lots of parties.
183	Short term rentals promote riff raff. That is what HOTELS are for!!!!
185	I used to live in an area that allowed short term rentals. The majority of the STR's were used as party homes. Parking and noise was a huge problem.
186	This kind of income helps a person keep their home and their land. Do not take that away from them.
192	You should support short term rentals and teach classes on how a homeowner can be a better entrepreneur in renting out their home so that they are profitable and professional to not disrupt the surrounding neighbors.
193	Firstly, mortgage lenders access the ratio of homeowners to renters to approve loans and set interest rates. When investors buy several units in a neighborhood, it costs all the neighbors money - monthly mortgage payments are higher, increased security measures, such as exterior cameras, can become necessary for peace of mind and HOA fees rise to accommodate extra waste removal and cleaning. At its inception, short term rentals were a great way for people to make money on their family vacation homes when not in use. However, short term rentals are increasingly becoming a business for investors and investment companies. Theoretically, I would be in favor of individuals and families that could prove the rental property was their vacation home and that they occupied it for at least part of the year. In reality, enforcing this would be very expensive and possibly against the family's right to privacy. So there is no fair way to make short term rentals work in a suburban environment.
195	Please don't waste tax payers dollars on this. Focus on the tents and the homeless. Focus on the blatant amount of weed consumption in our high schools I can go on and on.
198	Short term rentals destroy neighborhoods, create distrust and fear, increase noise and parking issues. Increase crime in some areas. Nothing good for neighbor except greed.
200	Given the problems we have had with too many adults living in one single family household, given there may be illegals living in another household, given that resolving these issues is almost impossible, I declare being solidly against short term rentals. They are NOT short term. They will be consecutive 30 day rentals, effectively destroying the fabric of the neighborhood. Who is going to police the noise, partying, trashing of the neighborhood? Certainly not the county. We can't get any services as it is from the county, let alone depending on them for resolving and managing issues with a new rental system. I vote NO.
201	NA
206	I do not believe the county should regulate these issues and should expand the ability to construct multiple units on one lot through either ADUs or multiple

	homes and should not require the owner to live on site. The county should allow camping.
211	Private property rights are important. This is why I avoid HOA's. Forth amendment right to privacy should be respected. If neighbors have a valid complaint, they can call the police. With the current economic conditions people need ways to make extra income.
216	I understand that it can generate income but it's a really bad idea here in Rural Arapahoe. I moved here for the peace and to raise my kids in peace. Please let it remain peaceful.
218	Re: question 11, I think it's important that short term rentals only be allowed on properties where the owner lives on site. Colorado is tight enough on housing for residents without having housing bought up by out of state investors for the sole purpose of short term rentals.
220	Short Term Rentals seem to be taking over in my neighborhood. One is across the street and the other next door. One is not owner occupied and there have been problems with noise and with parking. When we moved into the neighborhood it was bad enough to have some rental properties. Then as of now the rentals are being taken over by STRs with some regular rentals still there. Our neighborhood was very quiet and easy to live in. Now it's changing and not feeling as desirable. Right now it is early in the change but without the regulations I am afraid the character of the block will be compromised.
222	Short term rentals take away the option for regular folks to buy single family homes for themselves. They should not be allowed unless owners live on site, and under NO circumstances should short term rentals be allowed by investors or businesses.
223	It's already taxed and regulated. It's important to know if this is a move to tax more as well as regulate.
224	We live across from a STR that is not owner occupied and operated by another group with multiple STRs in our neighborhood. This house is currently used by a fiber installation work group parking 4-7 of their work trucks along our street causing parking & traffic problems for school buses among others. The house is occupied by an excessive number of people with this work crew now for several months. We have another STR next door to us. The owner rents it out approximately 50% of the time. Once it was used by a wedding party with two dozen adults and a dozen children. This type activity should have been in a public park. The concentration of STRs in our neighborhood is drastically changing the character of our residential area.
226	Short term rental helps to bring in business not just for the property owner but also to. Community. Brings business to restaurants , grocery store , transportation. Even help get job for house cleaning business, lawnmowers business and alit more. I think county should let short term rental but need to register the business with city / county and pay taxes. Thank you

227	Short term rentals fill an important need in the market and bring consistent revenue into the county. Families like mine depend on the extra monthly income to make ends meet. Restricting STRs would hurt hardworking citizens who consistently give back to the community through hospitality.
229	Your questions for part 11 of this survey are ambiguous and misleading. Opposing opinions can "strongly agree" for entirely different (opposite) reasons. Scoring of these questions would require speculation to interpret. You should throw section 11 out of the survey. It is useless at best and biased at worst. I strongly oppose any regulation of short-term rentals. If the impetus for this issue originates at the neighborhood level as you assert, then the solution should as well. Leave it up to the individual HOAs to handle.
230	Don't make our lives harder than what it already is. Support STR.
231	Scoring of questions in section 11 would require speculation. The interpretation of the answers would be entirely subjective. Section 11 should be completely removed from the survey. It is biased and irrelevant. I strongly oppose any regulation of short-term rentals. If the alleged issue /opinion of short term rentals originates at the the level of individual neighborhoods, then the discussion and solution should as well. The individual HOAs should decide for themselves.
234	Arapahoe County should not get involved. HOA's should be left to manage the matter of short term rentals. Question 11 should be thrown out- it is bias and misleading.