



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Finalizing Draft Regulations for Short-Term Rentals

BOCC Study Session August 5, 2025

**Presenter: Caitlyn Mars, Zoning and Weed Control Manager
Jason Reynolds, Planning Division Manager**





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Agenda

- Language Modifications & Definition Additions
- Restrictions
- Local Responsible Agent “LRA”
- Parking
- Home Inspections
- Separation Limits



Language Modifications & Definition Additions



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- Adjusted language throughout the Ordinance to better support prosecution in enforcement situations, as well as administration of the regulations.
- Application Process
- Processes: Revocation, Denial, Suspension of license and Appeal process
- Strict liability

Additional Definitions:	
"Affected Party"	"Application"
"Good Neighbor Notice and Guidelines"	"Hotel unit"
"Multi-family Structure or Building"	"License"
"Lodging Unit" – to replace "dwelling" throughout	"Short-Term Rental License"



Restrictions



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Recommendation: Short-Term Rental occupancy shall not exceed one-hundred eighty (180) days in a calendar year.

Ongoing Enforcement and License Renewal: 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.

Concerns addressed:

- Easier to regulate/enforce
- Consideration for those looking to purchase a home only for sole STR use
- Still ensures income potential for homeowners
- Addresses impact on neighborhoods along with other requirements and restrictions





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Local Responsible Agent “LRA”

“Local Responsible Agent” or “LRA” means a property management company located in, or an individual **residing within Arapahoe County**, who is 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.

Goal: having a LRA that can respond in a timely manner in person or by phone to address tenant or “Affected Party” concerns.

Recommendation: Center LRA requirements around the location of the STR instead of the County.

*During the times when a STR property is rented or occupied, the LRA must be able to **respond to phone calls within 15 minutes, physically able to respond to the location within 60 minutes if necessary.***



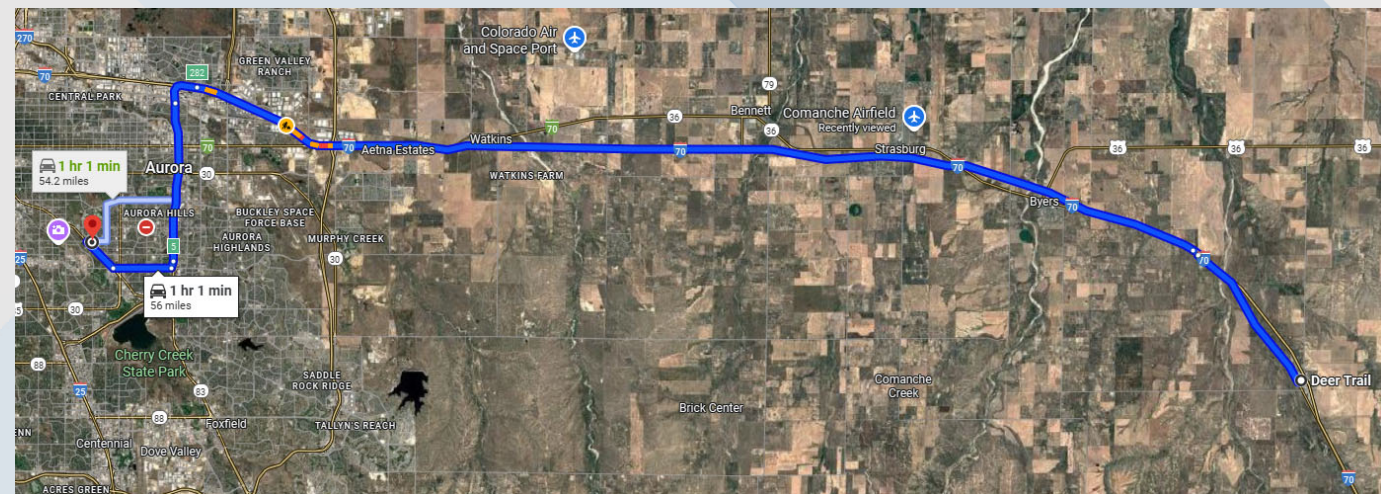


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LRA Response Examples

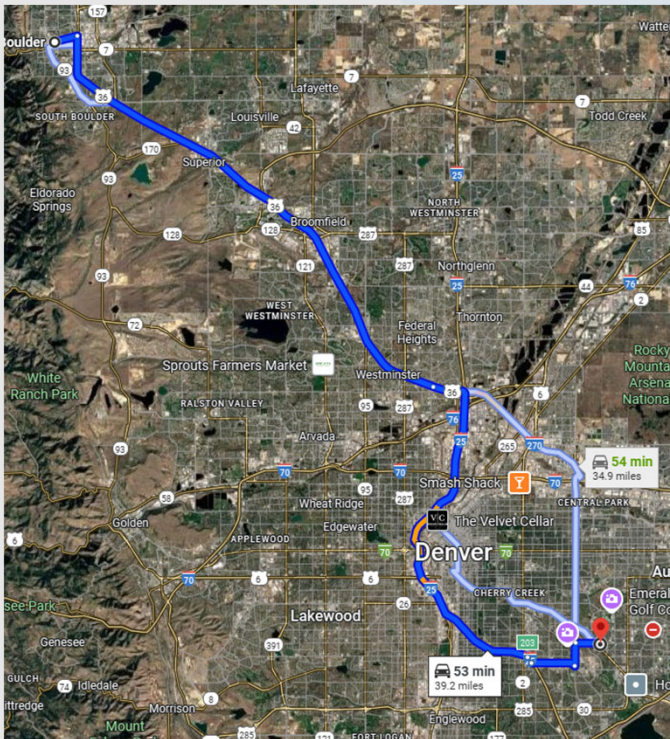
Deer Trail to 4 SM area

- Approx. 1 hour
- Approx. 54-56 miles



Boulder to 4 SM area

- Approx. 54 minutes
- Approx. 35 miles



Parking



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Discussion: Require a parking plan, avoid “one size, fits all” approach

Recommendation:

Tenants and their guests must park vehicles only in areas specified in the approved Parking Plan. Parking for tenants and guests at Short Term Rental Properties must be on private property. Parking on public rights of way shall not be permitted in the Parking Plan. 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. All parking areas provided must have paved surfaces except for properties two (2) acres or larger in size.



Home Inspections



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Current: An affidavit of compliance with the life safety standards set forth in Section V.G. from a certified home inspector shall be required with an initial application for a Short-Term Rental license.

Recommendation:

Require affidavit from the owner and require the Owner/Applicant demonstrate compliance with the life safety standards criteria (pictures, summary of maintenance plan, and inspection records of various parts of the lodging unit, etc.)

Also consider that the County may/can require an inspection upon demand or if report of concerns/deficiency in meeting standards.



Separation Limits



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Recommendations:

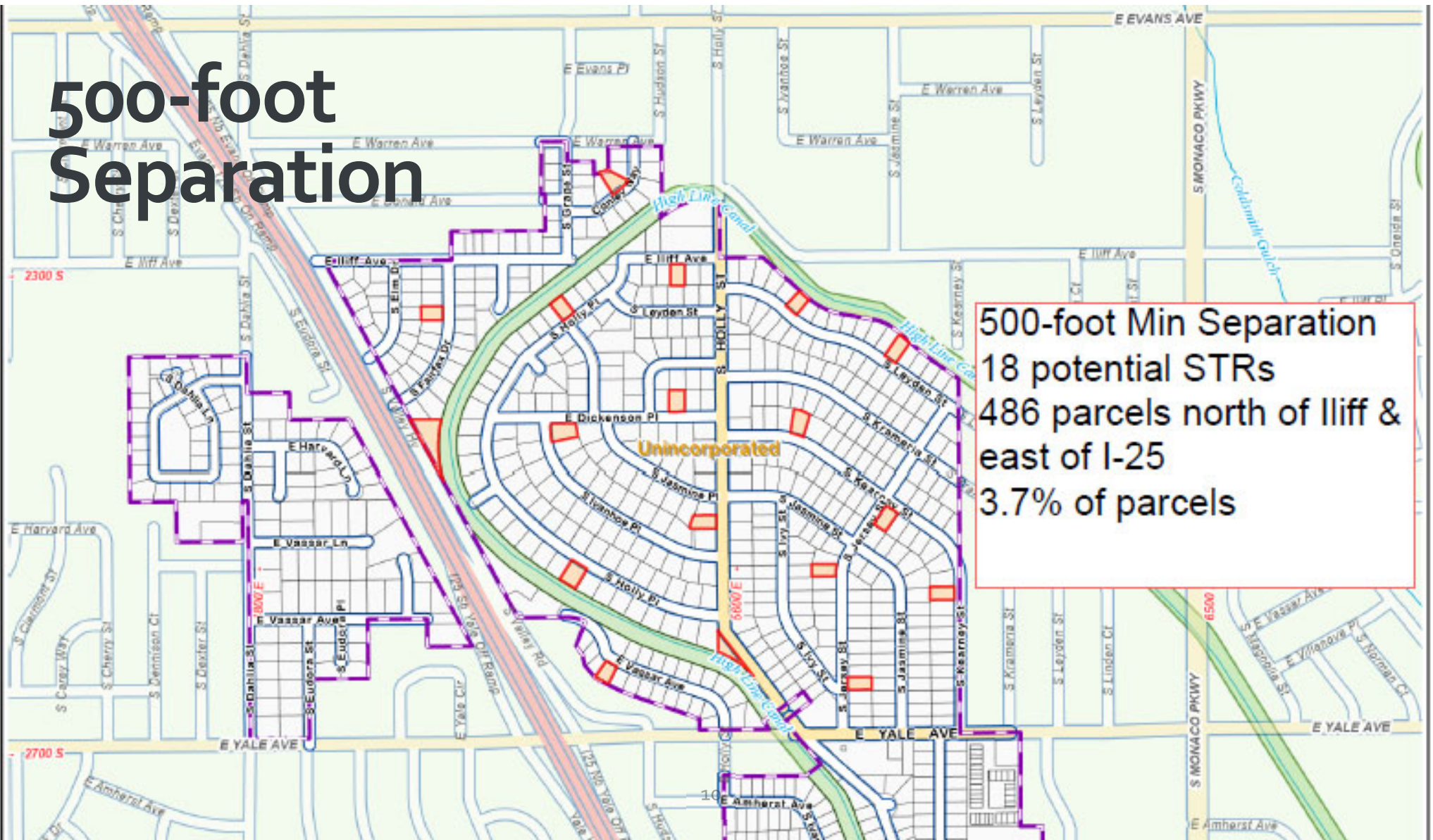
Detached Single Family Homes: No Whole-House Short-Term Rental Property in a detached single family residential district or townhomes/two-family shall be permitted within five hundred (500) feet of another licensed Short-Term Rental Property as measured from the respective nearest property lines.

Multi-family Areas: *apartments, condominiums, and other structures with multiple units sharing walls or spaces*

No more than 100 STR licenses in multi-family buildings or structures within unincorporated Arapahoe County area, irrespective of location and proximity to other Short-Term Rentals.



500-foot Separation



Host Compliance References



Prior to the previous Study Session, contacted Host Compliance references in the region to receive feedback on their experience, as follows:

- Summit County - They are “very happy” with the service and have been with them a long time.
- Larimer County - At implementation phase; information sharing
- Jefferson County - No response
- Eagle County - Still in implementation phase
- Gunnison County - Only used by their Finance Dept



Next Steps & Timeline



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Outreach & Hearings

Public Outreach

August 10-September 10, 2025 (30 days)

Planning Commission – Study Session

September 16, 2025

Planning Commission - Public Hearing

October 21, 2025

BoCC Public Hearing – 1st Reading

November 18, 2025

BoCC Public Hearing – 2nd Reading – STR/LDC Regulation and Fees Adoption

December 9, 2025

Implementation Coordination

Q2 supplemental budget request to proceed in 2025

Purchase Host Compliance and Configuration

August 2025

Accela Updates

August-December 2025

Send Notification Letters

December 2025/January 2026 (allow 60
days notice prior to license being due)

License Required (60 days or more notice)

April 1, 2026

