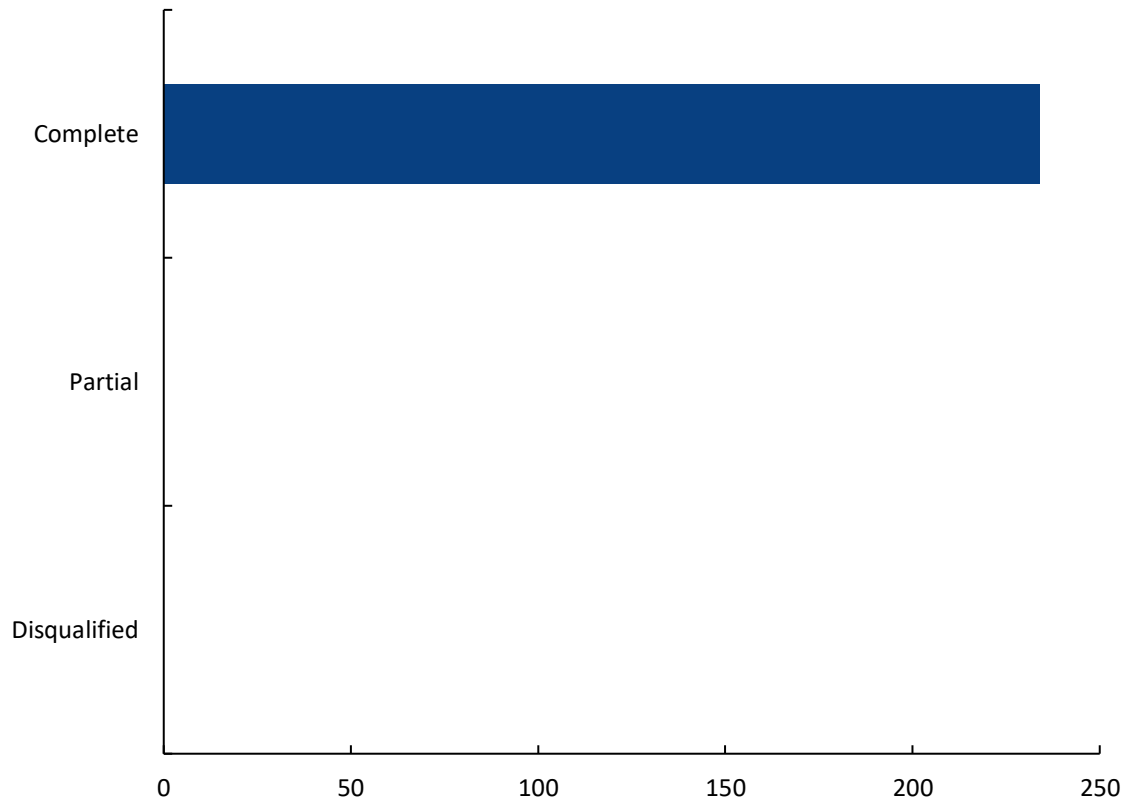


Report for Arapahoe County Short-Term Rentals

Arapahoe County Short-Term Rentals

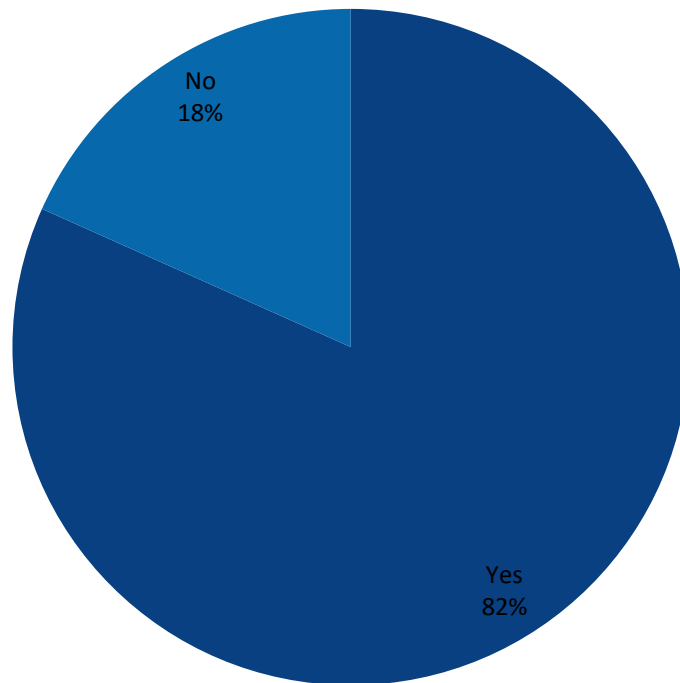
2023 – Initial Survey and Feedback

Response Statistics (Arapahoe County Short-Term Rentals)



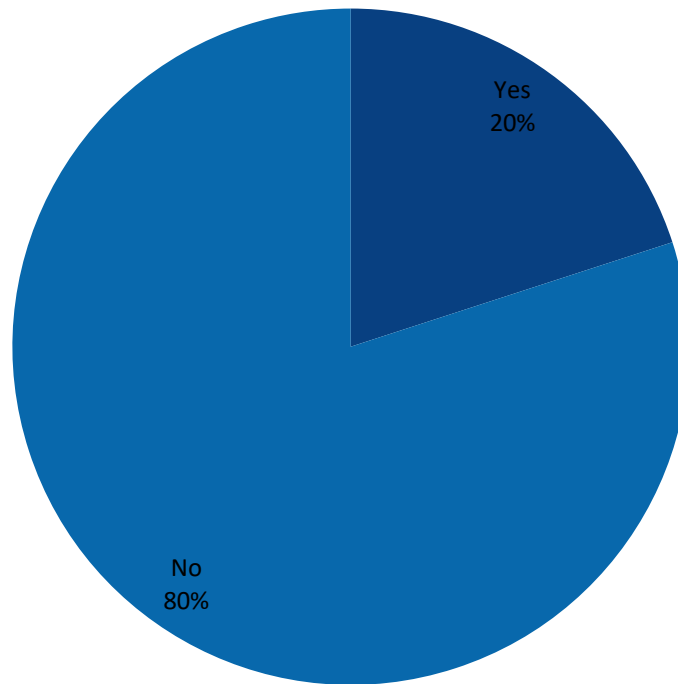
	Count	Percent
Complete	234	100
Partial	0	0
Disqualified	0	0
Totals	234	

1.Are you a resident of unincorporated Arapahoe County? You can confirm what jurisdiction your address falls under and find other property information at www.arapahoe.gov/1150/Address-Parcel-Info (Arapahoe County Short-Term Rentals)



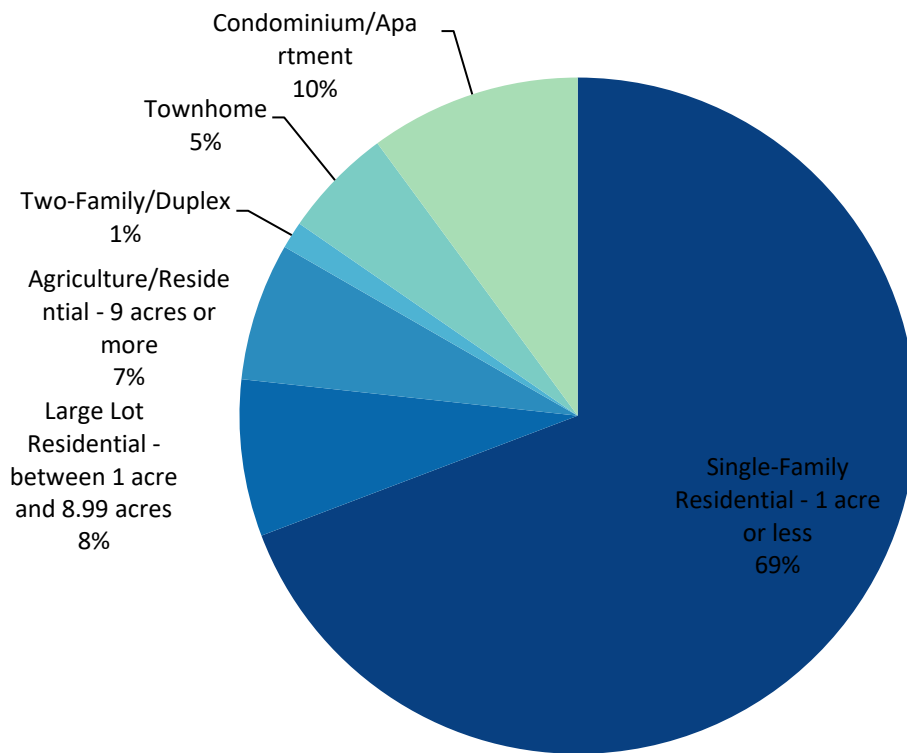
Value	Percent	Count
Yes	81.7%	187
No	18.3%	42
	Totals	229

2.If "Yes," do you live east of Gun Club Road? (Arapahoe County Short-Term Rentals)



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

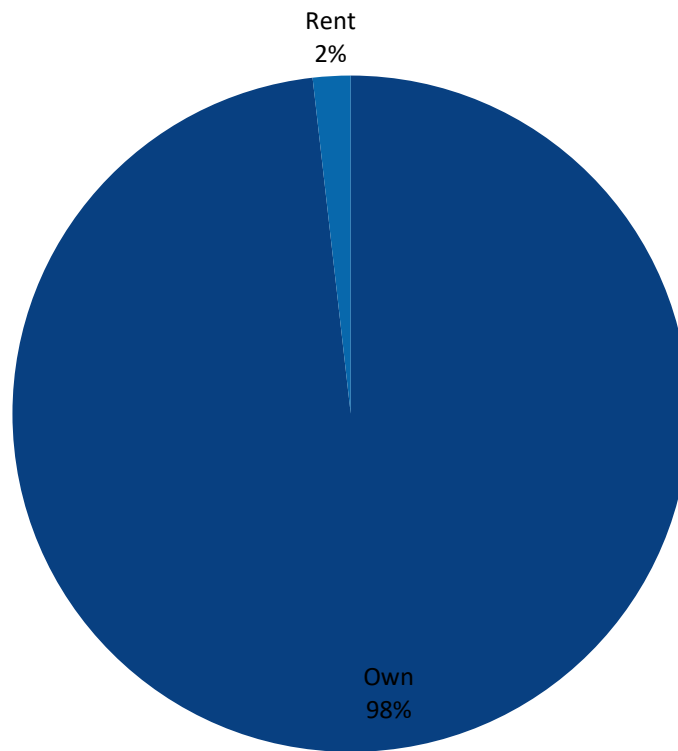
3. Please tell us what type of neighborhood/community you own/reside in as it pertains to property size: (Arapahoe County Short-Term Rentals)



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
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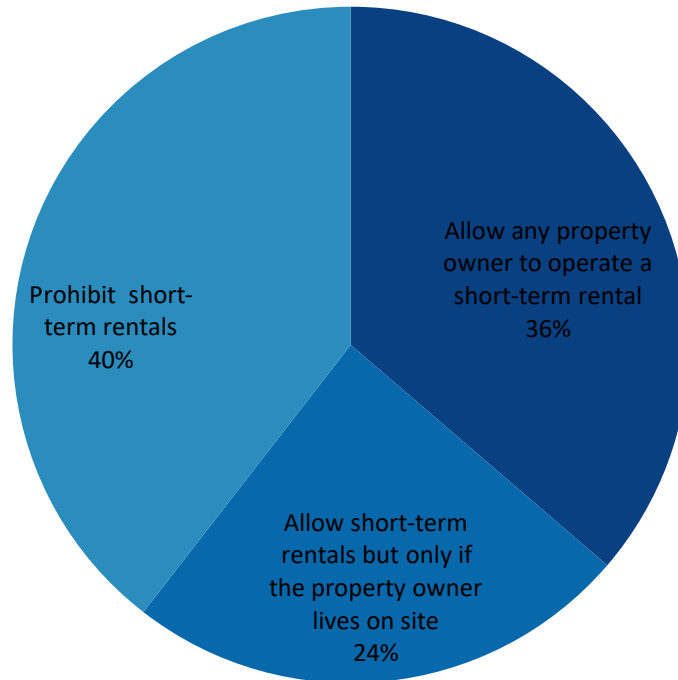
4. Please describe your current living situation: (Arapahoe County Short-Term Rentals)



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

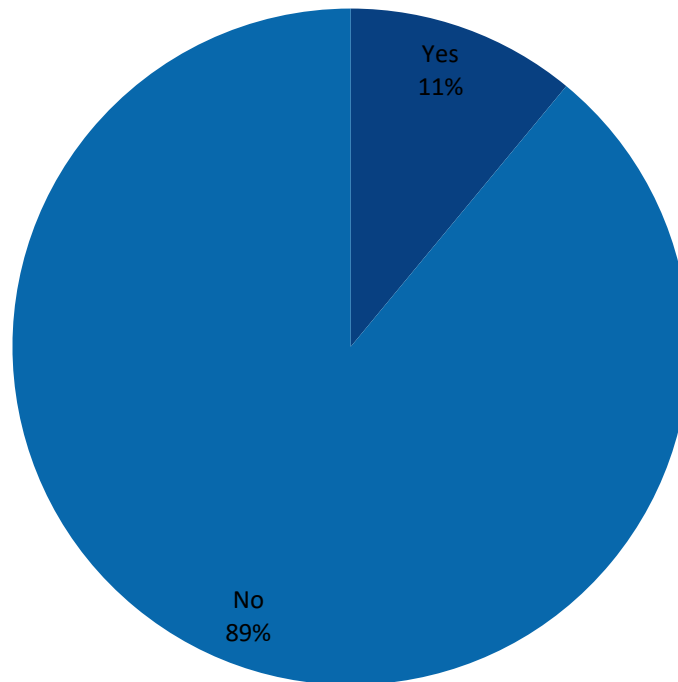
Other	Count
Totals	0

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



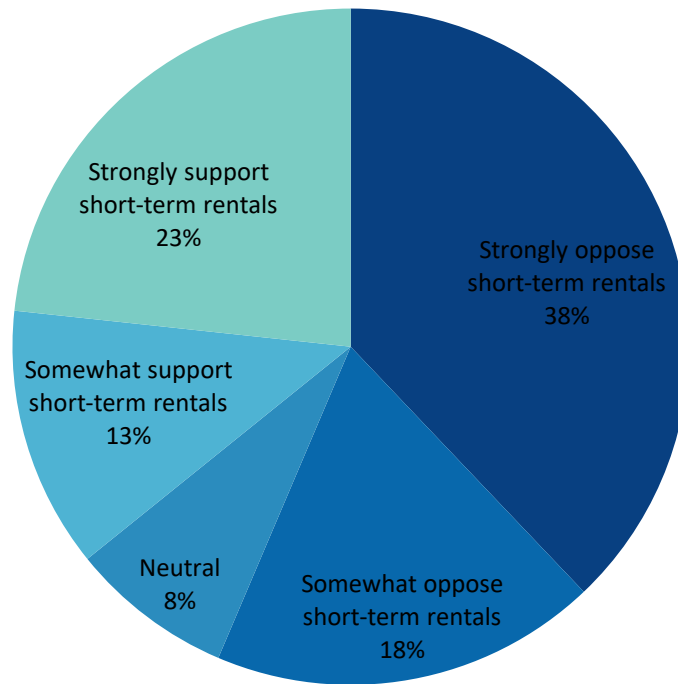
Value	Percent	Count
Allow any property owner to operate a short-term rental	36.3%	81
Allow short-term rentals but only if the property owner lives on site	24.2%	54
Prohibit short-term rentals	39.5%	88
	Totals	223

6.Do you currently operate a short-term rental? (Arapahoe County Short-Term Rentals)



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

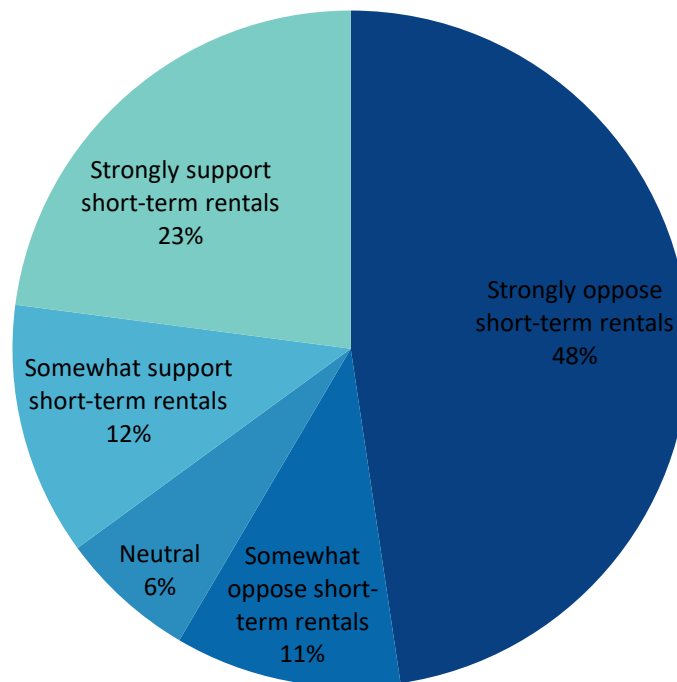
7. What is your level of support for short-term rentals in unincorporated Arapahoe County? (Arapahoe County Short-Term Rentals)



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
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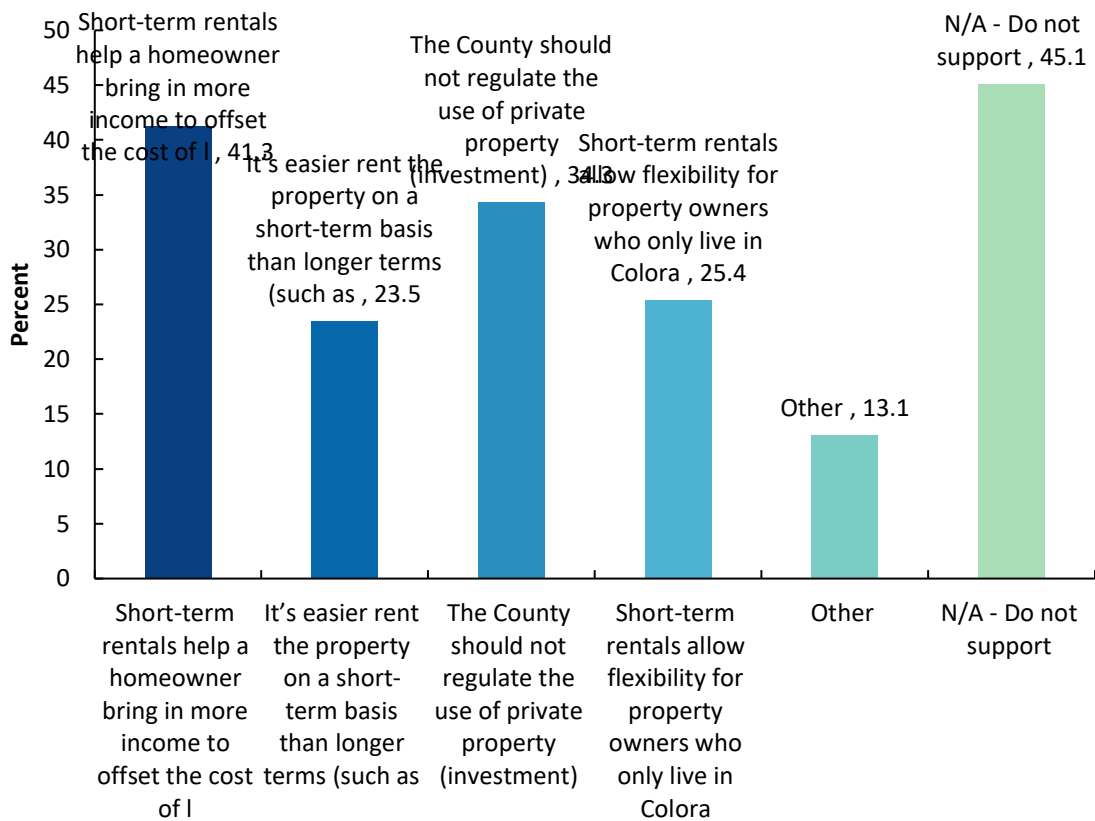
8. What is your level of support for short-term rentals in your own neighborhood?
 (Arapahoe County Short-Term Rentals)



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
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**9.If you support short-term rentals, what are the reasons? (Click all that apply)
(Arapahoe County Short-Term Rentals)**



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

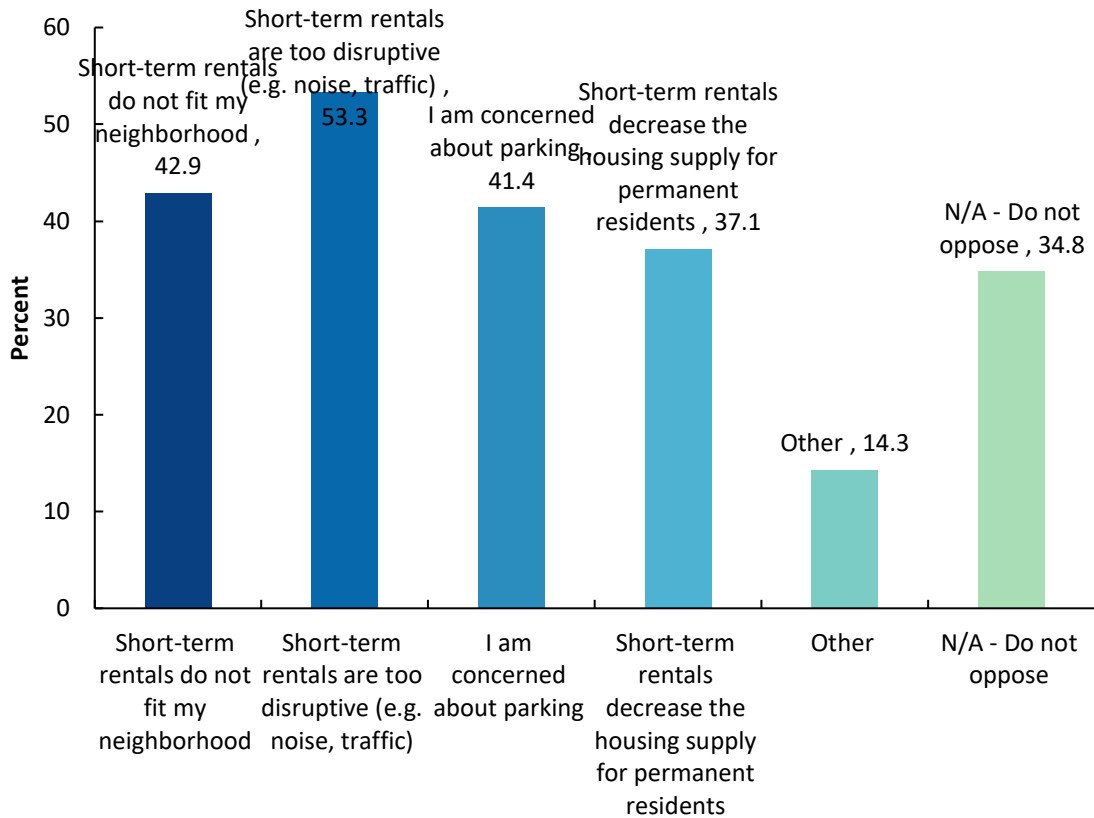
Short-term rentals allow flexibility for property owners who only live in Colorado part time (e.g. snowbirds)	25.4%	54
Other	13.1%	28
N/A - Do not support	45.1%	96

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 overflow 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) (Arapahoe County Short-Term Rentals)



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

doesnt contribute to a sense of community.	1
Totals	30

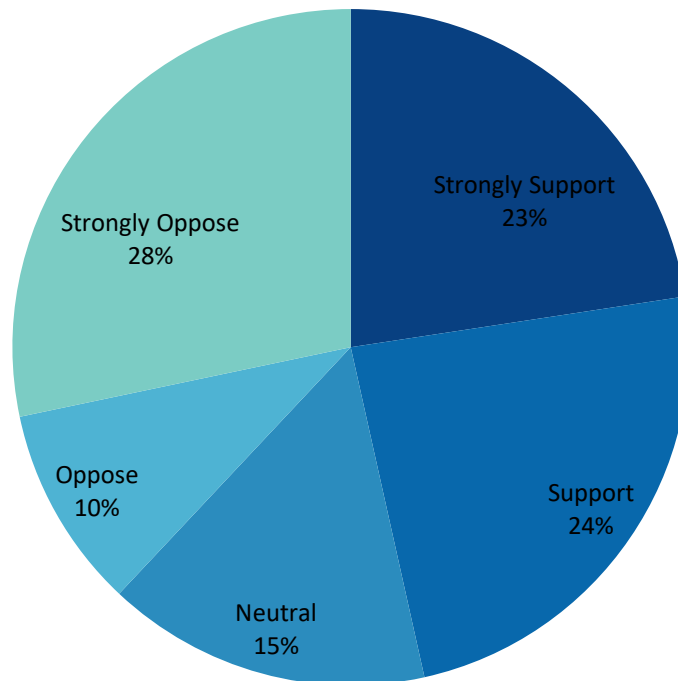
11.If the County adopts short-term rental regulations, which requirements are most important to you? Please indicate each item's level of importance by clicking the appropriate box. (Arapahoe County Short-Term Rentals)

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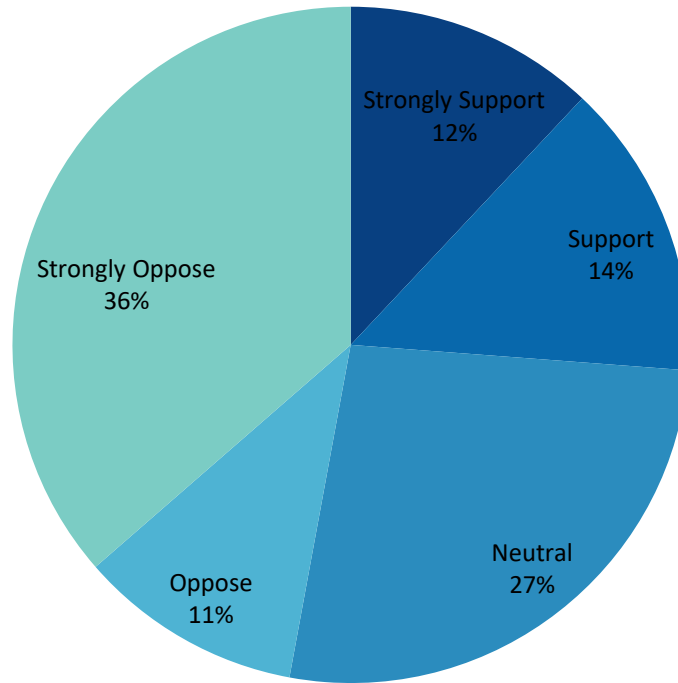
12. Arapahoe County's Accessory Dwelling Unit (ADU) Regulations currently require that a property owner lives in either the principal dwelling or the ADU on the property, and ADUs can't be used as short-term rentals. Would you support ADUs being used as short-term rentals if the property owner lives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



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
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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? (Arapahoe County Short-Term Rentals)



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. (Arapahoe County Short-Term Rentals)

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

	<p>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.</p>
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

	<p>home as they please. HOAs can address if needed.</p>
44	<p>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.</p>
46	<p>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.</p>
47	<p>If you own your own property, you should be able to do what you want with your property. Government should stay out! !!!</p>
53	<p>I am not happy about them in Holly Hills.</p>
55	<p>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.</p>
58	<p>There are plenty hotels in Arapahoe county. No need to create additional short term rental in residential area.</p>

60	<p>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.</p>
63	<p>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.</p>
64	Security
65	<p>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</p>
68	<p>Leave the choice and local rules to individual HOAs</p>
69	Thank you!

70	<p>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.</p>
71	<p>Short rentals moves the town economy. Strongly support</p>
72	<p>Let the free market decide... less government regulation</p>
74	<p>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</p>

	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

	<p>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.</p>
95	<p>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!</p>
98	<p>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</p>
101	<p>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.)</p>

106	<p>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.</p>
107	<p>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.</p>
109	<p>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.</p>
110	<p>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</p>
114	<p>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.</p>

117	<p>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.</p>
120	<p>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.</p>
121	<p>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!!!!</p>
122	<p>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!!</p>
124	<p>Arapahoe County does not need to regulate in unincorporated areas. Why? What is the reason?</p>

	<p>More fees? Don't you have enough of those today?</p>
126	<p>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.</p>
129	<p>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.</p>
130	<p>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.</p>
133	<p>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</p>
134	<p>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).</p>
138	<p>Short term rentals can be a nightmare. People lie on the application, and I don't want a "short term meth lab" next door.</p>

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 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

	<p>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	STRs bring great tax revenue to the county and normally tourist boost sales for small businesses nearby.
152	Short term rental are good for the owners, the community. They bring in additional mi why in and the properties are kept up.
155	Owner occupied, yes - but absolutely not for investors. They have no skin in the game.
156	DO NOT REGULATE OWNER-ON-SITE ON RURAL AGRICULTURAL PROPERTIES. Use existing regs for enforcement of concerns ONLY when LEGITAMATE complaints are filed.
157	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.
158	Please help to stop this.
162	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 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

	<p>recourse. STR need to be outlawed outright or tightly regulated to keep our residential area safe and pleasant. I particularly object to absentee landlords.</p>
164	<p>The question I left unanswered made no sense - I wasn't sure what I was supporting or not supporting</p>
170	<p>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.</p>
172	<p>I think it's important that government not feel they must have an opinion or regulate each and every action people take.</p>
174	<p>Too many short term rentals decrease permanent housing stock and we are seriously short of affordable housing in Colorado as a whole.</p>
175	<p>There's no need to regulate short term rentals. Let the HOAs and property owners decide.</p>
176	<p>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,</p>

	<p>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???</p>
177	<p>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.</p>
178	<p>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.</p>
180	<p>We have one mnext to us. It's a revolving door with lots of parties.</p>
183	<p>Short term rentals promote riff raff. That is what HOTELS are for!!!!</p>
185	<p>I used to live in an area that allowed short term rentals. The majority of the STR's were used as</p>

	<p>party homes. Parking and noise was a huge problem.</p>
186	<p>This kind of income helps a person keep their home and their land. Do not take that away from them.</p>
192	<p>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.</p>
193	<p>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.</p>

195	<p>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.</p>
198	<p>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.</p>
200	<p>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.</p>
201	NA
206	<p>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.</p>
211	<p>Private property rights are important. This is why I avoid HOA's. Forth amendment right to privacy</p>

	<p>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.</p>
216	<p>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.</p>
218	<p>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.</p>
220	<p>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.</p>
222	<p>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</p>

	<p>circumstances should short term rentals be allowed by investors or businesses.</p>
223	<p>It's already taxed and regulated. It's important to know if this is a move to tax more as well as regulate.</p>
224	<p>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.</p>
226	<p>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</p>

227	<p>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.</p>
229	<p>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.</p>
230	<p>Don't make our lives harder than what it already is. Support STR.</p>
231	<p>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.</p>

234

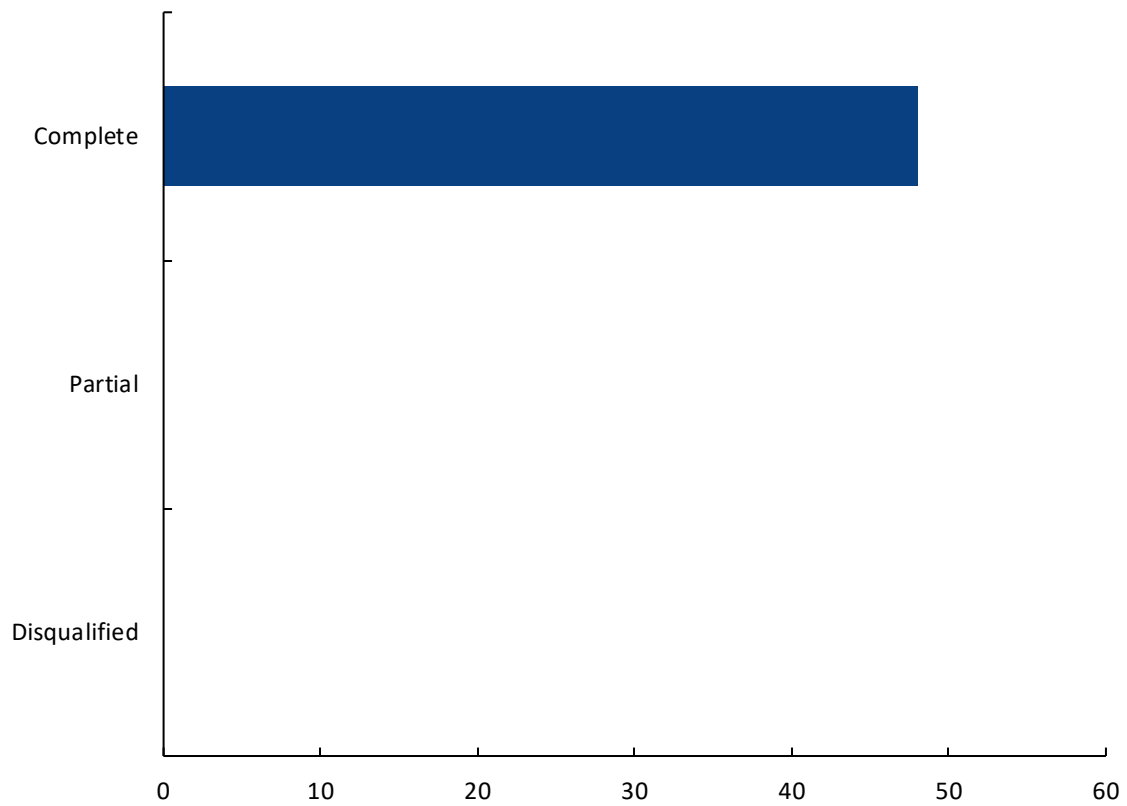
Arapahoe County should not get involved.
HOA's should be left to manage the matter of
short term rentals. Question 11 should be
thrown out- it is bias and misleading.

Report for Proposed Short-term Rental Regulations

Proposed Short-term Rental Regulations

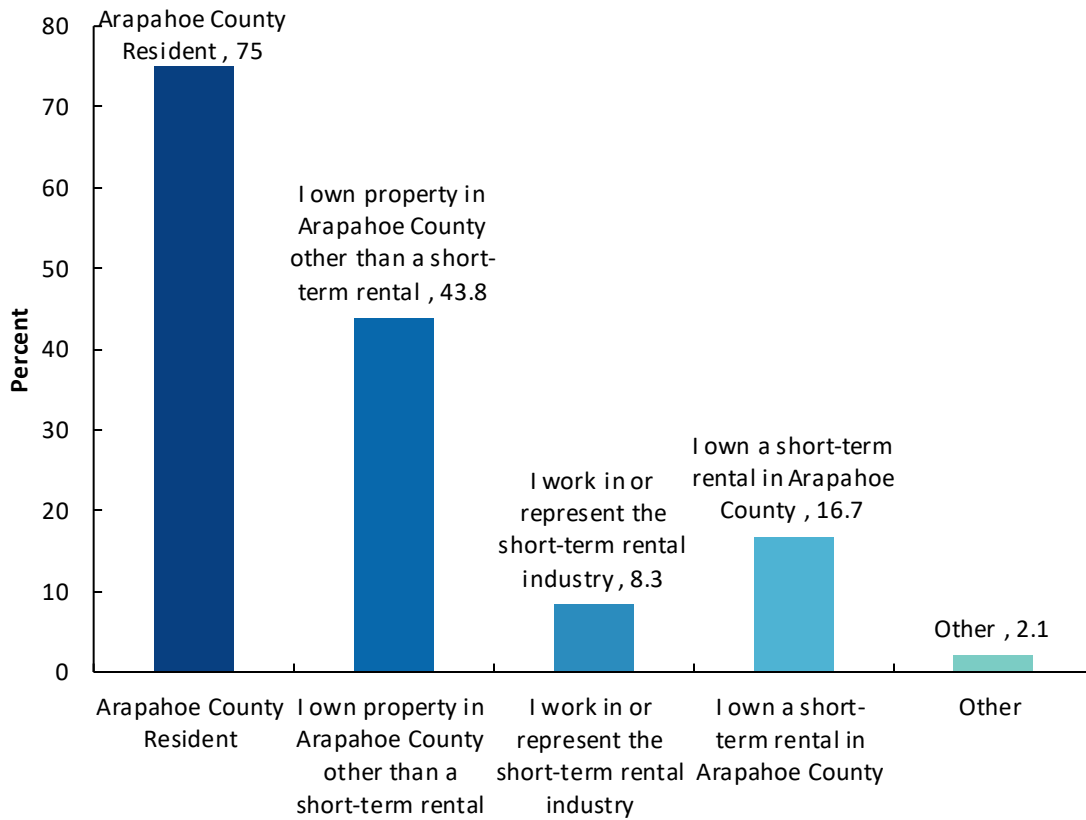
2025 Online Feedback

Response Statistics



	Count	Percent
Complete	48	100
Partial	0	0
Disqualified	0	0
Totals	48	

1. Please identify your interest in the proposed short-term regulations. Check all that apply.

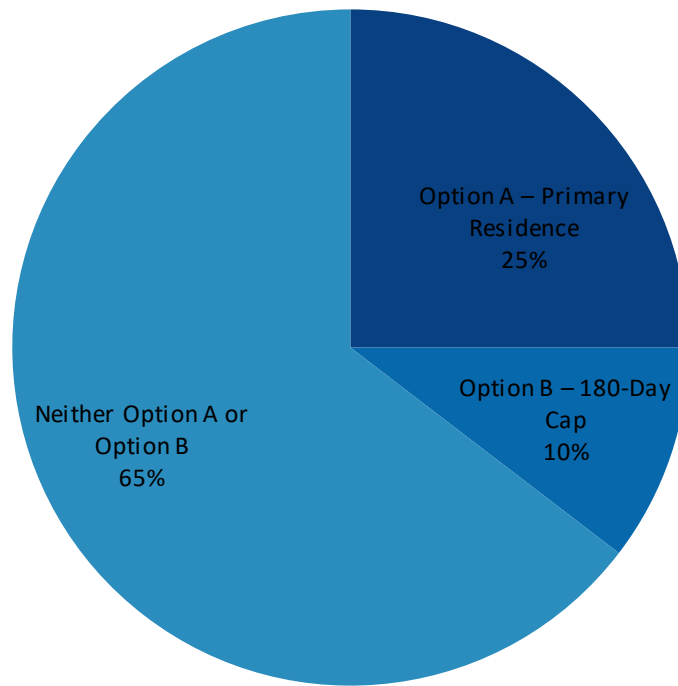


Value	Percent	Count
Arapahoe County Resident	75.0%	36
I own property in Arapahoe County other than a short-term rental	43.8%	21
I work in or represent the short-term rental industry	8.3%	4
I own a short-term rental in Arapahoe County	16.7%	8
Other	2.1%	1

Other	Count

Property owner and short term rental manager	1
Totals	1

2.Which Option do you prefer as it regards limiting impacts short-term rentals have on neighborhoods?



Value	Percent	Count
Option A – Primary Residence	25.0%	12
Option B – 180-Day Cap	10.4%	5
Neither Option A or Option B	64.6%	31
	Totals	48

3.If you would like, please explain your support for Option A, Option B or Neither.

ResponseID	Response
1	<p>Neither option makes sense to me. We are not wealthy people trying to cause issues for others. We have invested our life savings into the STR we operate in your county. We know and have a great relationship with all of our neighbors and operate in a way that does not negatively impact them. Furthermore, we help create jobs. Our cleaners make nearly \$2k a month from our one property. We employ a handyman, an electrician, a landscaper etc that we give regular business. We have no problem with requiring a license to operate and prefer it to make sure people operate in a respectful way. However, both your proposals would cause us to lose the property and our life savings. It makes no sense to limit us to 180 days. We have local people that help us near by that could be to the house in 10 minutes or less if needed. Requiring it to be a primary residence would also not work and would cause us to lose the home. We understand a need to regulate, but neither of these proposals make sense. If you want to have a license requirement and collect taxes that makes sense, but these are super strict and hurt hard working small investors trying their best to give themselves an opportunity to retire when they are older or make a little extra income, which is very needed in today's economy. Please reconsider your proposal or at least offer people currently operating an opportunity to be grandfathered in.</p>
2	<p>As a local realtor, I've worked with many clients who have built stability in their family finances and retirement plans through the careful operation of short-term rentals. These clients invested responsibly—doing their due diligence to ensure they were purchasing sound, long-term assets. In doing so, they have also taken meaningful steps to improve neighborhoods, contribute to the local economy, and strengthen the community. Short-term rental owners employ local cleaners, handymen, and contractors. They attract tourism that directly supports nearby restaurants, shops, and businesses. The positive ripple effects of their efforts extend well beyond</p>

	<p>the individual property. For these reasons, I have serious concerns with both Option A and Option B. Each would effectively strip responsible owners of their ability to break even on their investment, undermining the financial stability they've worked so hard to achieve. While I understand and support the need for thoughtful regulation, these options feel too restrictive and are not the right solution. I encourage the County to consider more balanced approaches already in place in other Colorado communities. For example:</p> <ul style="list-style-type: none"> • Arvada: A maximum of 240 days of occupancy annually. • Other municipalities: Caps on the total number of licenses issued. These frameworks provide necessary regulation while still allowing families to preserve their investments, support the local workforce, and contribute positively to the county's economy. Thank you for your consideration of a path forward that balances community needs with fairness to responsible property owners.
3	<p>I propose to at least follow Arvada's footsteps and have a 240 day limit. Otherwise, at the very least, please grandfather in existing STRs since it will be devastating to have to stop renting, even limiting to 180 days will force us to sell our property. That will take away potential lodging tax revenue, and revenue from my cleaners, handyman, landscaper, etc.</p>
4	<p>Short-term rentals RUIN the quality of life for neighbors. I did not invest my family's livelihood into buying our home just to be subject to flop houses next door. STRs should not be approved in any parts of Arapahoe County with any kind of typical residential density.</p>
5	<p>I do not support limiting rentals to 180 days. Many people rely on operating a non primary residence short term rental, there is a place for them in the community and just like any rental they should abide by health and safety standards.</p>
9	<p>This brings too much potential to bring a nuisance business to neighbors. The high number of rental properties already deteriorate</p>

	neighborhoods as it is.
11	I do not want short term rentals in residential neighborhoods. My neighbor was doing this and renting 3 rooms. There were multiple cars and various people out smoking on the curb looking up into my daughter bedroom window. I did not agree to live next door to this and don't think homes should become hotels.
12	STR occupants do not care for the community the STR is located.
13	If we don't limit it to primary residences then we will just have investors renting out homes that they do not live in, and won't really care about the neighbors.
14	I don't believe we should be enabling short-term rentals at all in our county. They are driving up housing prices. If we were to allow short-term rentals, they need to be taxed significantly more since housing should not be considered a commodity but a basic need.
15	Controlling the behavior or the people who are renting these accommodations is next to impossible. They do not care what the noise rules, trash rules, parking rules, etc... are for the neighborhood. In their opinion, they will say, we paid for this accommodation, we will do whatever we want. I have seen this happen many times in other areas that allow STRs. Personally, we live in the suburbs to avoid things like this coming into our daily lives. We have small children and the thought of having our neighborhoods taken over by STRs is deeply saddening.
16	There should be no short term housing in residential neighborhoods.
17	I don't think a lessee should be able to rent out their residence and it doesn't matter to me if the house is their primary residence or not.
20	Would prefer neither, but Option A is a compromise. Option B will significantly reduce

	our quality of life and neighborhood community
21	Please, just no. There is literally no way folks will adhere to ANY of these guidelines. We have CONSTANT conversations about lack of housing. We should learn by the COUNTLESS cities that have lost participating in STR. Say no. We CAN say no.
22	I oppose the idea of having to get a license. It's been no successful in Denver, long wait times, an added cost to a homeowner and more unnecessary red tape.
23	I prefer freedom and won't tell neighbors how to use their homes.
24	Although I don't own a short term rental, I believe the owners are actually very responsible and they should be allowed. Most the short term rental owners are more responsible than long-term tenet landlords.
26	These short term rentals are often associated to parties, noise and criminal activity. Arapahoe County is a bedroom community not a tourist destination.
27	We don't get to vote for the mayor of Littleton with our current home since it is unincorporated. Keeping the STR regulations more relaxed would prevent us from selling and moving to a house that's actually in Littleton
28	Let people do what they wish with their own property. Stop regulating everything; I should not need a license in order to use MY home as a short term rental. The fees are outrageous.
29	I believe that Option A will best preserve our neighborhood integrity. Primary residence requirements will ensure that short term renters will be well supervised by the owners.
30	I think option A is a better way of preserving our neighborhood.

31	<p>Short-term rentals aren't just a potential nuisance to the neighbors; they also decrease housing opportunities for actual residents and contribute to rising home prices. Housing units should provide housing, not be used as an investment or entrepreneurial opportunity for those fortunate enough to be able to afford to purchase them. Short term rentals should be allowed only in primary residences (or ADUs on the same property) to provide supplemental income to occupants. The 180-day cap option only means that licensed STRs will sit unoccupied for half the year, which *may* discourage some would-be STRs by affecting their financial viability. However, the primary residence option does more to directly address our affordable housing crisis by keeping housing units available for long-term residents. As long as short term rentals are insufficiently regulated, Arapahoe County will not be an affordable place for singles, young families, or anyone other than established longtime homeowners or wealthy new residents.</p>
32	<p>I don't feel SUPER strongly but I like the idea of restricting STRs in our area. I am personally very nervous about the potential risk STRs introduce for security and simply quality of life. While I love tourists and want them to visit us, I also think it's critical to do so intelligently and safely.</p>
33	<p>I don't support either option because they would unfairly restrict responsible short-term rental owners without solving the core issues. Many STRs, like ours, are well-managed, support local jobs, and give visitors family-friendly alternatives to hotels. Requiring a primary residence or capping at 180 days would eliminate well-run rentals and hurt tourism and small businesses. A better approach is targeted rules, licensing, safety checks, and enforcement, that address problem operators without harming compliant hosts.</p>
34	<p>Option B gives a fair middle ground for both the county to receive its tax dollars and receive the benefits of travel from short term stays, and also allow home owners to still do as they like with their homes, supplement income, or rent it if selling is problematic currently, or keep it as their vacation rental, and so many reasons why people</p>

	choose this route.
35	This takes away home owners right to have a vacation rental, make extra income, or have options.
36	I am writing to express my strong opposition to both Option A (Primary Residence) and Option B (180-Day Cap) for the proposed Short-Term Rental (STR) regulations. I have owned and operated a legal STR in Arapahoe County for the past five years, living in peace with my neighbors with no issues and this property is a significant component of my main income. The county's proposal, in its current form, would severely damage my financial stability and the value of my long-term investment.
37	We pay income tax, property tax, interest for mortgage, why there should be a regulation on STR? Now we are in big inflation, I don't think it is good idea to shorten income, people lose jobs due bad market already. I disagree to regulate rental or make it harder. There is already push to get a license and pay additional fee.
38	As a current short-term rental host in unincorporated Arapahoe County, I respectfully oppose both Option A and Option B. These proposals would unfairly limit responsible homeowners and harm the local economy. My rental is well-managed, compliant, and supports local businesses through visitor spending. Restricting rentals to only primary homes (Option A) or capping hosting at 180 days (Option B) would make it difficult for many residents to afford and maintain their properties. Instead of broad limits, I urge the County to focus on fair licensing, safety standards, and enforcement for problem hosts, while allowing responsible owners to continue renting year-round. Please consider an approach that protects neighborhood quality without taking away property rights or vital income opportunities for local residents.
39	We do not need any more regulations on our properties . We do not need government interference and license requirements on

	properties we personally own.
41	<p>The only way to insure that STR renters don't disturb the community is for the property owner to be at the residence. Too often too many STR visitors are there to party. They are on vacation and treat neighborhood residences as vacation resorts. Our kids need to sleep, our seniors need to not be scared and our pets don't need to be on constant guard.</p>
43	<p>I do not support either Option A or Option B as currently proposed, because both approaches fail to balance the County's goals of maintaining neighborhood integrity with the equally important principle of property rights and fair economic opportunity. Option A (Primary Residence requirement) is unnecessarily restrictive and excludes responsible property owners who do not reside full-time in their units but manage them professionally and in full compliance with existing laws. This option essentially eliminates the ability for investors, part-time residents, or those who rely on supplemental rental income to operate legitimate short-term rentals. Requiring primary residency does not guarantee better neighborhood outcomes; rather, it unfairly discriminates against a large group of conscientious hosts who already follow safety, noise, and occupancy standards. Option B (180-day cap), while slightly more flexible, is still highly limiting and economically unsustainable. A six-month maximum rental allowance drastically reduces the viability of owning or maintaining a property as an STR—particularly when accounting for mortgage, HOA dues, utilities, insurance, and property taxes. Such a cap does not correlate with improved neighborhood conditions; it simply reduces income potential and punishes owners who have operated responsibly year-round. Neither option recognizes that effective enforcement and accountability, not arbitrary restrictions, are what protect communities. Many jurisdictions have successfully maintained neighborhood quality through clear enforcement of existing noise and parking ordinances, safety inspections, and responsible host education—without restricting ownership or operating days.</p>

44	Option B licenses will require increased reporting for the property owner. Neighbors will have more confidence with these requirements and limitations in place
45	BOCC #25-184, Report dated 3/25/25 page 3 of 6 cites HB24-1007 as causing radical changes from former Arapahoe County City and Cnty of Denver Residential Occupancy Limit from 5 to 12 or more. Consultant Clarion appears to advocate for unincorporated Arapahoe County to take the lead in Colorado to make these changes here, quickly, before we see what other cities and counties will do in response to HB24-1007. What client is Clarion representing? Disclose! Since Denver bought Embassy Suites on Hampden, we have problems related to homeless population, but not addressed yet by Arapahoe nor Denver. This Board Report proposes NO Neighborhood Meeting to be required before moving substance abuse, mentally ill and other difficult populations into our unincorporated Arapahoe Cnty neighborhood, in addition to hosting Denver's homeless population, without any neighborhood input. Recent experience teaches us that governmental entities should not be owners, landlords or tenants allowed to operate under radically changed occupancy rules under new HB24-1007. When things go wrong, it is too difficult to get corrective action. That doesn't mean I object to other proposed short term rental regulatory changes recently proposed (eg airbnb). We must have neighborhood meetings with Commissioners representing unincorporated Arapahoe County about all these changes that impact our neighborhoods and schools before these proposals proceed. Too complicated, slow down, please!
46	Option A is too restrictive and Option B could lead to vacant properties and unsustainable business models.
47	Definitely do not like option B. Only a property owner should be able to do a short-term rental. Most tenant contracts would prohibit the tenant from doing this. Option B - do not understand why this option limits the number of days????

48

Why should property owners in unincorporated areas pay fees to Arapahoe County for the privilege of using their own property earn income?

4.Overall, how well do you feel the proposed regulations protect the community and neighborhoods as it regards noise, parking and occupancy controls?

ResponseID	Response
1	They are too strict. I think having occupancy requirements makes sense. But it should be based on the situation. We have ample parking and do not allow guests to play loud music or have gatherings of any kind. However, limiting our current occupancy from 12 to 8 would greatly impact our ability to make enough money to stay afloat but neighbors would never even know when there are 8 and when there are 12 guests. Occupancy should not be put in a box but be based on the property and the neighborhood.
2	Restricting Airbnbs to primary residence or a max number of nights does not mitigate noise, parking or occupancy controls.
3	In my experience, long term renters are MUCH more disruptive to the community. At least with a STR, if the guests are noisy, at least they are out in a couple days! I did have a tenant in my property for 4 months and my neighbors couldn't wait for me to turn it back to a STR because this tenant's dogs barked constantly and she was rude to neighbors.
4	VERY POORLY. My neighborhood already has major problems with residents violating basic noise and parking guidelines. ASCO tells us that the county regulations are so lax or nonexistent that they can't do anything about it. How in the world would STRs not make the problem worse?
5	It will hurt the short term rental owners.
7	Option A will limit businesses from having a monopoly while allowing the "small guy" to be able rent as they see appropriate.
8	I think its a terrible idea. I bought a house and am not wamring tand people in my neighborhood

9	Not at all. I don't foresee the possibility of enforcing these occupancy controls.
11	It's an attempt, but they don't.
12	It does not protect the community in those areas
13	Most of it is a good idea. It is not clear what the "good neighbor" notification should entail.
14	I'm more concerned with the fact that short-terms rentals are allowed in the first place, since they are driving up housing costs and keeping more people from affordable housing.
15	These are precisely the concerns I shared in the previous question. The proposed regulations are negligible in protecting community members in regards to these things.
16	There should be maximum car limits in addition to minimum. Renters should only be allowed the number of cars as garage or driveway spots.
17	This doesn't explain how it will be regulated. Who will be intervene if rules are broken.
18	The parking and the noise will be worse than it is now and has us seriously considering moving out of the county if this passes.
19	Horrible horrible idea. Lots of cars, people, strangers within neighborhoods with families
20	The regulations are not enforceable and rich multiple unit owners/corporations do not care
21	People have work arounds for every single one of these guidelines. They will not work. Try living next to one in your neighborhood. It can be great and a non-issue, but most likely, it will be a nightmare. Please, just refuse them all.
22	While the proposed regulations on its face seem to "protect" communities, this is overly restrictive and there are plenty of other issues affecting

	<p>communities that seem more important. Group homes, excessive number of residents in a home, can't control the cars parked on a street, etc.</p>
23	<p>We need more freedom and less regulation.</p>
24	<p>I believe they protect the community well.</p>
26	<p>I don't</p>
27	<p>They're fine. Have there been any complaints about short term rental tenants disrupting neighborhoods?</p>
29	<p>The proposed regulations definitely offer protection to the neighborhood. Occupancy controls are key in my mind. Noise and parking are also important.</p>
31	<p>This is a good start, however the effectiveness of these controls should be reassessed after the licensing program is implemented and a reasonable evaluation period has passed. How well are STR license holders adhering to these requirements? How are violations to be reported, tracked, and addressed? How many violations are allowed before an STR license is revoked?</p>
32	<p>If anything, they should be stricter. I'm appreciative of this work but I am ok with further restricting this behavior to both preserve affordability for permanent residents but also, to ensure STRs are handled appropriately.</p>
33	<p>I don't think these proposals effectively address noise, parking, or occupancy. Those issues are best managed with clear property-specific standards, for example, requiring adequate parking and reasonable guest limits based on the home's size and layout, rather than blanket restrictions on where or how often STRs can operate.</p>
34	<p>Most people who rent their homes have rules in place, are respectful and it's a non issue. In my industry, most owners and managers run a tight ship, so these things are already applied to</p>

	current rentals. Do not make it too much government and too difficult for people to get a license, keep it fair and reasonable.
35	Most people already have strict rules in place and manage their properties well.
36	It doesn't, I would recommend only to enforce the communication to guests. Anything other than that is pointless.
37	I feel it's making people to struggle more, at this days where already a lot going on.
38	I support addressing noise and parking issues, but these proposals go too far. Focused enforcement would protect neighborhoods better.
39	Not necessary
41	Noise complaints are rarely addressed in Aurora, so how would STR be any different? Many neighborhoods are already overcrowded in regards to parking. There needs to be an additional stipulation that current residents in neighborhoods would not be pressed to find parking further away from their homes because of the STR.
42	If an LRA doesn't respond within 15 minutes or 60 minute guidelines, is there a fine? A law is just a suggestion if it doesn't have any teeth.
43	I fully support the County's goal of ensuring that neighborhoods remain safe, respectful, and well-managed. However, the proposed regulations go far beyond what is necessary to achieve that goal and, as currently written, do not accurately balance community protection with property owner fairness or evidence-based management. Existing local ordinances already provide strong mechanisms to regulate noise, parking, and occupancy. For instance, Colorado's noise statute and county code enforcement procedures are well-established and sufficient to address violations regardless of whether a property is owner-occupied or a short-term rental. Duplicating these rules through an additional

	<p>licensing layer only adds unnecessary bureaucracy and confusion without meaningfully improving compliance. The requirement for a Local Responsible Agent (LRA) who must respond within 15 minutes and be on-site within 60 minutes already provides an effective safeguard for community peace and quick resolution of concerns. Adding density caps or arbitrary distance requirements does not enhance neighborhood safety—it simply restricts compliant operators who already meet these standards. Similarly, the parking and occupancy requirements proposed are reasonable in concept, but should remain flexible to reflect the realities of different property types. Many multi-family properties, for example, already adhere to HOA and building-specific parking plans and fire occupancy limits. Requiring redundant or more restrictive county-level plans may lead to conflicting rules that confuse both guests and property managers. Responsible STR operators already enforce quiet hours, parking guidelines, and occupancy limits through rental agreements and guest screening platforms. The vast majority of STRs operate quietly and professionally—problems arise only from a small fraction of negligent hosts, and those should be addressed through enforcement, not sweeping limitations on all owners. In summary, while community protection is an important and shared goal, the proposed regulations overreach by layering redundant rules rather than focusing on targeted enforcement of existing ones. A data-driven approach that holds problem operators accountable—while supporting compliant, well-managed STRs—would achieve stronger neighborhood outcomes without penalizing responsible owners or restricting property use unnecessarily.</p>
44	<p>My next-door neighbor has a STR and my other neighbors and myself are constantly worried about parking issues on the adjoining cul-de-sac and on our uncurbed subdivision streets</p>
45	<p>There are too many conflicted sets of rules to have one answer: new construction zoning, multi-family changes, vacation rentals, housing for highly distressed populations. Lack of attention to existing neighborhood populations has led to</p>

	<p>lack of street parking for single family homes, and increased violence and disturbance. Trust is low. Present to our neighborhood your proposals, for discussion and input. Don't just accept what Clarion is selling on behalf of its clients. Protect us and our schools.</p>
46	<p>The regulations do protect the community</p>
47	<p>1. LRA - this requirement is too strict and not worded well. I have had long and short-term rentals for years and I give them clear instructions on what to do in an emergency. I define what an emergency is. Many short-term renters only want an extra trash bag or to know where the recycle is. They don't need me 24/7 for that. I am very responsive to maintenance requests and other needs, but most of these issues are not that time critical. 2. No problem with Noise, safety, etc. 3. Good neighbor - what is adjacent in a rural area?</p>
48	<p>We already had regulations on noise and occupancy, probably also on parking.</p>

5.Overall, how well do the proposed regulations support a property owner’s opportunity to generate income from their property and use it for short-term rental purposes?

ResponseID	Response
1	It destroys their opportunity completely. If we could only operate 180 days a year we would lose the property. We would not be able to keep the property operating as we have a mortgage, insurance, taxes, utilities that have to be paid 365 days a year. So if you want to find a solution to not having any bills to pay for the other 180 days a year, then that can be feasible, but as the world works now it's not. In addition, guests prefer to stay in their own place and not somewhere other people also live. This would have negative consequences on individuals, while enriching the 1%.
2	It does not support a property owner's opportunity to generate income as a short term rental.
3	It does not. This will force STR owners to sell their properties
4	I don't care. There is no constitutional or statutory right for a property owner to be able to use their primary residence for STR income. Owner-occupant primary residences should be prohibited from taking in any rental income at all, and rental properties should be limited to long-term lease signers. Long-term rentals are already terrible for neighborhood quality and ordinance compliance. They drive down property values and are often not protective of renters' basic safety. STRs have all the same problems, just on steroids.
5	180 days is not enough for anyone to be able to operate a short term rental. Please do not restrict the number of days.
7	Limits it drastically. Both options
8	Not interested

9	This proposal absolutely encourages owner income as well as tax revenue for the county.
11	Residential homes should not generate income through short term rentals.
12	No recourse for owners
13	I think the fee is too cumbersome. They would hardly be able (for most primary residences) to be able to turn a profit under the proposed plan.
14	Property owners shouldn't be allowed to generate income from something that is a basic human need: housing. I am a homeowner and my home is to live in, not to make a profit of.
15	All of these regulations definitely support the property owner in making money 100% and 0% in protecting communities.
16	Homeowners should not be allowed to turn their homes into rental properties.
17	I think this is fair to help those who want to use STR to help gain income.
20	This should not be a thing
21	The entire system creates housing shortages of many kinds, in many areas. Just refuse it all.
22	If you are an existing STR and within 500 feet of another one, who gets to operate theirs? If you're trying to control large corporations from buying up homes and running STRs, I hope you can think of a different way other than these overly restrictive regulations
24	I think it does restrict them a little, with the county fees, which don't make sense, but it's better than a total STR ban.
26	That is not of concern to me. I wish to live in a community where those who live here are stakeholders.

27	They restrict it too much for us to stay, if enacted, Option B is much much worse than Option A
28	They don't. It just means they'll have to charge more in order to cover the fees.
29	As long as the property is the primary residence of the owner, these regulations support their ability to generate income. I think this is fair to the owner and to the neighborhoods both.
31	The primary residence option supports the opportunity for the owner/occupant to generate income from their property responsibly, without subjecting neighbors to a revolving door of STR occupants without any oversight, and without negatively impacting housing opportunities for local residents (our neighbors, our community).
32	I am not concerned with this primarily. We have hotels for which we don't need to ask this question and to which many more regulations already apply.
33	These regulations would make it impossible for us to keep our STR and cover the costs of ownership — we would likely lose the property. Beyond losing our life savings we invested into this property, our property provides steady work for local small businesses. We pay cleaners nearly \$2,000 a month and regularly hire a handyman, electrician, HVAC tech, and landscaper. All small, locally owned companies that also serve many other STRs in Arapahoe County. By eliminating most STRs, these rules would take away income not just from property owners but from an entire network of local entrepreneurs who rely on this industry. It would enrich large hotel chains and hurt the small businesses and local economy.
34	As answered preciously, home owners have the right to do as they need with their own homes, and people have many reasons why they go this route. Is it not up to the government to say they can't support their family or have a vacation rental.

35	More government control is not needed. Respect the wishes of the citizens to do as they feel fit with their homes.
36	It doesn't, it cuts my income and make my investment pointless.
37	It should not tight up to regulation, people should make money as they can. They already paying a lot of fee for the government
38	These rules greatly reduce income opportunities for responsible hosts and make it difficult to continue offering short-term rentals
39	Just leave it alone - homeowners and the community do not need rules governing their properties
43	<p>While the proposed regulations aim to create consistency and protect neighborhood integrity, they substantially limit a property owner's ability to responsibly use their property as a short-term rental and to generate income from it. First, both options—particularly the "Primary Residence" restriction (Option A)—eliminate opportunities for property owners who do not reside full-time in the unit to operate legitimate, well-managed rentals. Many owners, including those who maintain multiple properties or invest in long-term community infrastructure, rely on responsible short-term rentals as a sustainable and lawful income source. Restricting licensing only to primary residences effectively excludes this entire group and disregards their existing compliance efforts and financial commitments. Second, the 180-day cap under Option B presents a significant barrier to financial viability. Limiting rentals to half the year makes it impossible for most owners to cover operating expenses such as mortgage, insurance, HOA fees, and maintenance—especially in areas where seasonal demand fluctuates. This artificial cap is arbitrary and not reflective of the demonstrated ability of responsible hosts to operate year-round without increasing neighborhood disruption. Third, the 500-foot separation requirement and 100-license limit for multi-family buildings introduce unnecessary</p>

	<p>competition and instability among existing property owners. These restrictions will likely reduce property values, create inequity between units in the same complex, and could lead to disputes or vacancies. Properties that have already operated successfully and responsibly under previous guidelines should be grandfathered in, not subjected to lottery-based licensing that disregards established investments. Finally, the proposal's underlying assumption—that fewer STRs automatically equate to better neighborhood outcomes—lacks evidence. Issues such as noise, parking, and safety can be addressed effectively through enforcement of existing ordinances and responsible hosting standards rather than blanket restrictions. A more balanced policy would focus on enforcement and accountability, not limitation. In summary, while the intention to protect community welfare is appreciated, the current proposals—particularly the primary residence requirement, 180-day cap, and density limitations—undermine property rights, create financial hardship, and fail to recognize the many owners who operate STRs responsibly and contribute positively to the local economy.</p>
44	<p>Whole House Rentals will not only generate commensurate rental income for their owners based on location, satisfactory conditions, and appropriate management; The surrounding neighborhood will benefit from having a good neighbor and increased local business income generated</p>
45	<p>Occupancy limit of 5 people in a short term rental of a single family house is plenty. Homes in our neighborhood aren't large. Allowing 12 or so is just asking for trouble, such as noise, losing our own parking places (many houses here have only 1 car garage). Blanket, loose rules should not be approved by our representatives.</p>
46	<p>Option A do not support property owners at all. Option B is severely limiting an owner's ability to earn a reasonable income from a STR.</p>
47	<p>Option A does not help property owners if it allows tenants to apply for STR. That puts more</p>

	<p>burden on the property owner to ensure their tenants are abiding by our contract. I agree with most of the regulations. Option B, the 180-day limit makes no sense. Why limit the income potential for popular hosts who are following all the rules and have no complaints? Also, longer short-term rentals (say 9 months for a temp work assignment), if you can get them, are better for everyone. I advertise for traveling nurses for example.</p>
48	<p>They burden the property owner with major additional fees for no reason.</p>

6.Thank you for taking the time to fill out this comment form. Please provide any additional information as it regards the proposed regulations.

ResponseID	Response
1	Please reconsider. I would be happy to have a conversation in person about this if you want more information from an owner and small time investor. Thank you for allowing me a voice to speak.
4	Whose job will it be to ensure compliance with these supposed limitations? Our law enforcement officers are already overworked. Will my tax money be used to fund new code compliance officers? Or are just crossing our fingers that STR owners will "do the right thing" out of the goodness of their hearts? Regulations without frequent enforcement are just empty words. Enforcement costs money. Who is paying for that?
7	What about looking at individuals vs business for these fees too.
13	It is not clear what the regulations would be for those renting out rooms instead of the whole property. would they be subject to licensing as well?
14	Higher taxes for people who want to participate in short-term rentals.
15	I'm disappointed to see yet just another thing to generate income and not protect anyone.
16	People/property managers should not be allowed to rent more than one property per city.
17	There is nothing stated about entire neighborhoods turning to STR's.
24	Keep Arapahoe County an 'open market'. It will be better long-term. Thanks for allowing us the opportunity to provide feedback.

29	Thank you for these options. STRs have been an increasing problem in my neighborhood and I am very pleased to see that soon these will be properly regulated.
31	I'm glad Arapahoe County has identified a need to regulate STRs, and hope that proposed regulations move forward.
32	Thank you for doing this!
33	<p>These regulations would shut down most responsibly operated short-term rentals, leaving travelers with far fewer options beyond hotels. People like us, who bought and maintain our property responsibly, hire local cleaners and tradespeople, and pay lodging taxes, would be pushed out. That means less income for local small businesses and fewer unique, family-friendly places for visitors to stay. We understand and support the need for regulation. We just ask that a reasonable answer be put forth. Requiring licenses and lodging tax is fair and makes sense. The options who have put forth would make the rich richer, while harming small investors like us who have put our life savings into an investment to try and improve our situation and give us a little extra income. It would hurt small businesses in your county and reduce tax revenue as well. It unfairly penalizes responsible owners like us who care about running an honest business and considering our neighbors in the process. We have met and built a relationship with most of the neighbors around us and they have become a part of our lives. They let us know when something on the property is not right, they have given us recommendations and we have built a community with them. We have set clear house rules and set limits to respect our neighbors and make sure we don't have large groups, parties, disrespectful guests etc. I am sure we are not the only small time investors that have put life savings into a STR investment in your county. Your regulations would hurt us, while enriching the 1% like Marriot etc that would be able to increase their prices on a less family friendly stay by taking competition out of the market. Please reconsider.</p>

34	Be mindful that most people that do this are good people, follow strict guidelines and rules for their guests, and already do all the things listed, as they want to be good neighbors and ensure it's a good experience, and also that their home is well taken care of. Banning is not the right option, and it takes away rights of your citizens.
35	Have a license, do not cap the nights, and collect the sales tax revenue. Capitalize on it via taxes and appreciate the tourism it brings in. There is a reason people choose to stay in short term rentals, and for starters the lack of hotels in the area is a big one. Do not take away the income it brings to your county. Instead, set up a tax and collect it for revenue.
36	Introduce a less restrictive third option that supports professional, non-primary residence operators while still addressing community concerns.
37	Please hold on adding regulations, let people make money, this is hard time, high interest, no jobs high bill
39	Stop trying to get government regulations passed in our communities . We own our properties and should be free from post regulations after our purchases
41	It may be rare, but there needs to be some protection for the property owner if the STR renter won't leave when they are supposed to. Are there any provisions for background checks for these renters?
44	Section 4A, number 5, Parking Plan: Please change wording to "required off-street parking"
45	People in our neighborhood need accurate information for study, then we can give you input. What is the hurry? Since Centennial incorporated a large area of Arapahoe County, representation of unincorporated Arapahoe County, and funds to care for these areas, have gone down. We have been voted the happiest neighborhood in the US twice! We have young families and great

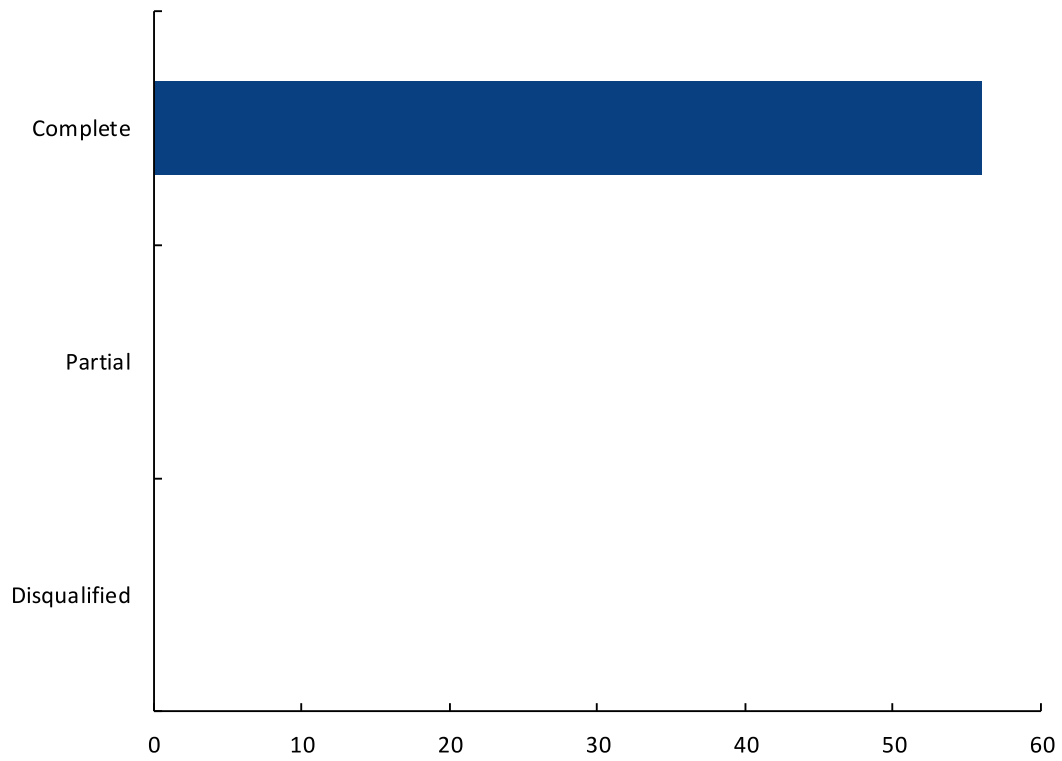
	<p>schools. Let us help you govern in a positive way. Thank you!</p>
46	<p>The county should issue licenses, collect taxes and enforce regulations. There should not be restrictions beyond that. This is exactly how it is in resort towns, why should it be more restrictive in Arapahoe County?</p>
47	<p>Thank you for asking for input.</p>
48	<p>Seriously, the property owner has to never be more than 15 minutes away from electronics, or 60 minutes away from the property? Why don't you try applying this requirement to everyone and see how that flies? After all, a major neighborhood disturbance could happen at my house but because I am not a renter, I am not required to be reachable in 15 minutes.</p>

Report for Proposed Short-Term Rental Regulations Feedback

Proposed Short-Term Rental Regulations Feedback

2026 Online Feedback

Response Statistics



	Count	Percent
Complete	56	100
Partial	0	0
Disqualified	0	0
Totals	56	

1. In the box below, please provide your comments.

ResponseID	Response
1	I think these regulations make more sense. I am glad that current operators will continue to be able to operate. I think having reasonable regulations makes sense.
2	I think this is absolutely ridiculous and just another way for you guys to try and take money from hard working people. \$350 annual license fee is outrageous.
3	Doe not support. Please do not enact these regulations. They will destroy this market which already operates on a very thin margin. May have good intensions; however, the cosequences are devaststing.
4	I understand Airbnb already govern most of these concerns so charging home owners more will hurt their business. But yes it would get rid of all the people just buying up houses and not living there who are renting to big parties and not managing them close by.
5	\$350 annual license fee is ridiculous and seems just like another way for you guys to make money of hard working people. Stop trying to make Colorado into California!!!
6	Regarding Legacy Exemptions - It must be clear that the Exemption is not transferable upon the

	<p>sale of the property. This is the only tool to address situations of high density STRs currently in place.</p>
7	<p>agree with most of the proposal stipulations for IN TOWN rentals, as there are more challenges with the close nature of homes and high density housing. I agree that it should be the property owner that can lease their home; whether it is their primary residence or not. I share a room on Air BnB, and would not be pleased if a tenant of mine sublet any part of my home. I've rented homes in the past and now the room and have experienced that overall, renters do not take care of the property/space they are renting and the owner should be engaged and aware of all happenings with/on their property. I disagree with the an annual cap; realizing that over 180 days may be considered 'long term rental'; however, if the homeowner is using AirBnB or VRBO, they are already paying for support/insurance to those they are renting to. If I want to rent my home/room to a person for 1 day, 1 year or 5 years that should be between myself and the renter. I also disagree with the application and licensing fees; they are quite high. Perhaps there needs to be a different provision for the rural areas; but there are times that people are traveling through and I only rent that room 5 times a year. Your licensing fees would surpass the rental 'income' I would receive. Those people would then be out of a place to stay that may be easier/more affordable than going to the next town, and I out of that little bit of</p>

	<p>income that helps in today's world. While I overall support some of the government controls being put in place; the government is also making it harder for us to share space affordably, and make living in our homes more affordable to ourselves with the rising costs of property taxes and insurance. I will be monitoring for upcoming legislation. I'm guessing my input will not assist this process; but am thankful of the opportunity.</p>
8	<p>We oppose the adoption of the proposed short-term rental (STR) regulations and believe they should not be approved. These restrictions could significantly slow the growth of small businesses. For many homeowners, short-term rentals are an important source of additional income. The adoption of these rules would deprive ordinary residents of the opportunity to earn from their property. Meanwhile, large hotel corporations will continue to expand and increase their profits, while individual homeowners will be placed at a disadvantage. This creates unequal conditions and effectively supports big business at the expense of ordinary families. Short-term rentals also provide more affordable lodging options for budget-conscious travelers. Limiting such offerings will reduce choice and make travel less accessible. In our neighborhood, short-term rentals are not widespread. The main activity is concentrated in downtown Denver, not here. Therefore, there is no reason to impose strict restrictions in our area. Responsible short-term rentals contribute to tax revenues, which are used to develop infrastructure — roads, parks,</p>

	<p>and schools. Instead of prohibitive measures, conscientious owners should be supported. We believe these regulations are unnecessary and do not align with the interests of the local community.</p>
9	<p>I am opposed to the proposed short-term rental regulations and ask that they not be adopted. As a homeowner, I rely on income from short-term rentals to help cover my mortgage and household expenses. Limiting this option would place a real financial burden on families like mine, who are not running large businesses but simply trying to make ends meet. Short-term rentals also allow me to host guests from around the world, fostering cultural exchange and strengthening our local community. Restricting these opportunities would reduce personal connections and the sense of community that many residents value. I also believe responsible short-term rentals help keep our neighborhoods safe and well-maintained. I follow all rules, pay all taxes, and take care of my property, which benefits both neighbors and the city. Penalizing conscientious homeowners like me is unfair. Finally, restricting short-term rentals could hurt tourism and local businesses. Many visitors choose private homes because hotels are expensive or unavailable, and reducing available rentals decreases demand for restaurants, shops, and attractions in our area. I respectfully ask that these regulations not be implemented, and that the city consider ways to support responsible homeowners rather than</p>

	impose unnecessary restrictions.
10	<p>I respectfully oppose the proposed short-term rental (STR) regulations in unincorporated Arapahoe County. While I understand the intention to address concerns related to neighborhood quality of life, safety, and housing availability, the current proposal appears overly restrictive and may create unintended economic and legal consequences for responsible property owners. First, the primary residence requirement significantly limits property rights. Many homeowners rely on short-term rentals as supplemental income, especially in periods of economic uncertainty. Restricting STR operations only to primary residences excludes responsible owners who may operate vacation or investment properties without causing neighborhood disruption. Second, the proposed 500-foot separation rule artificially limits market participation without clear evidence that proximity alone causes nuisance issues. Problematic behavior is typically linked to specific operators or guests — not to density in itself. Enforcement should focus on violations (noise, parking, safety), not blanket geographic restrictions. Third, the cumulative regulatory burden — licensing, insurance mandates, spacing rules, occupancy caps, and rapid response agent requirements — may disproportionately impact small, individual property owners while larger corporate operators can more easily absorb compliance costs. This risks consolidating the market rather than protecting neighborhoods.</p>

	<p>Additionally, STRs contribute to the local economy through tourism spending, local business support, property tax revenue, and increased property maintenance standards. Overregulation may reduce economic activity without demonstrable housing affordability benefits, especially if STRs represent only a small fraction of total housing stock. A more balanced approach would focus on:</p> <ul style="list-style-type: none"> • Clear nuisance enforcement mechanisms <ul style="list-style-type: none"> • Strong penalties for repeat violators • Data-driven evaluation before implementing broad restrictions • Fair grandfathering protections for existing operators <p>Regulation should target misconduct, not responsible ownership. Property rights, economic opportunity, and proportional governance must remain central considerations. For these reasons, I urge reconsideration and revision of the proposed STR framework to ensure it is balanced, evidence-based, and equitable.</p>
11	<p>I oppose the proposed short-term rental regulations in unincorporated Arapahoe County because they introduce broad structural restrictions without clear data demonstrating that such measures are necessary or effective. The proposal assumes that short-term rentals inherently create neighborhood instability, yet there is limited public evidence showing that existing enforcement tools are insufficient. Before imposing new licensing layers and geographic spacing rules, the County should demonstrate</p>

	<p>that current nuisance laws, noise ordinances, and safety codes cannot address the concerns being cited. The 500-foot distancing requirement, in particular, appears arbitrary. There has been no transparent data showing that STR proximity correlates directly with measurable harm. Policy decisions should be based on empirical evidence, not precautionary assumptions. Moreover, heavy regulation may unintentionally reduce housing flexibility. Homeowners often use short-term rentals temporarily during life transitions — relocation, job changes, financial hardship, or seasonal employment. Overregulation removes that flexibility and may discourage property investment in the county altogether. There is also a risk that strict entry barriers will reduce competition and push STR activity underground or into neighboring jurisdictions, weakening oversight rather than improving it. Effective governance should prioritize proportionality. If specific operators create problems, enforcement should target those actors directly rather than restricting the broader community of responsible property owners. I encourage the County to slow implementation, publish detailed impact data, and consider a narrower, performance-based regulatory framework instead of preemptive structural limitations.</p>
12	<p>I am a resident of unincorporated Arapahoe County and operate a short-term rental (Airbnb) out of my primary residence here. I strongly oppose key parts of the proposed regulations,</p>

	<p>particularly the \$200 application fee and \$350 annual license fee. These fees total \$550 in the first year alone, which is excessively high for small-scale hosts like me who rent out a room or portion of my own home to supplement income. This is not a large commercial operation—it's a responsible way to earn extra money while living in the property full-time. The fees would significantly cut into my earnings, making it unsustainable and potentially forcing me to stop hosting altogether. Additionally, restricting short-term rentals to only the applicant's primary residence is unfair and overly limiting. This rule would prohibit renting out an entire property (such as a whole home or vacation property), even if done responsibly with proper management and compliance. Many Airbnb owners rely on whole-home rentals as their primary model to generate meaningful income, support tourism in our area, or manage investment properties. The proposal would hurt the majority of hosts who do not—or cannot—live full-time at every rental property, reducing housing options for visitors and economic benefits for the community.</p>
13	<p>I understand these are popular now, but the comfort and well being of the current neighborhoods and those residents should carry more weight than someone trying to run a business in residential neighborhoods. No matter what restrictions are put in place, noise and traffic are going to be increased. Why are local and state governments continually trying to</p>

	<p>destroy suburban neighborhoods? If we wanted to live with constant hustle and bustle, we'd live in the city!</p>
14	<p>There definitely needs to be a impactful consequence if the rules are not followed, including the lack of a responsible agent being available, especially when there is a significant renter issue. Thank you for considering this input.</p>
15	<p>1.Please provide a better definition of a STR 2. define amount and type of insurance that will be required 3. Are you suggesting a STR inspection and who would complete this</p>
17	<p>Short-term rentals are good for the economy, and at this point, have been proven safe. If the county were to enact restrictions, it should certainly grandfather in or provide a way for exceptions.</p>
18	<p>I am Not in favor of short term rentals OR a legacy exemption. I have had too many vagrants and noisy people near my resident condo.</p>
19	<p>I am writing to express my strong opposition to the proposed Short-Term Rental (STR) regulations for unincorporated Arapahoe County. While I support responsible property management, the current proposal overreaches in ways that infringe on private property rights and create arbitrary barriers for homeowners. 1. The Primary Residence Requirement is Too Restrictive The requirement that an STR must be the owner's primary residence effectively bans</p>

"second home" or investment property owners from the market. • The Argument: Many residents rely on STR income to maintain properties they intend to retire in or keep within their families. Restricting licenses to primary residents penalizes responsible "mom and pop" investors while doing little to address actual nuisance issues. • Alternative: The County should consider a 180-day annual cap on rentals for non-primary residences instead of an outright ban. 2. The 500-Foot Rule Creates "First-Come" Monopolies The 500-foot separation requirement is an arbitrary distance that picks winners and losers based solely on who applies for a license first. • The Argument: This rule creates a "geographic monopoly." If a neighbor 490 feet away secures a license, my property value and income potential are immediately diminished through no fault of my own. This is an inequitable approach to zoning that lacks a clear tie to neighborhood safety. 3. The "Local Agent" Response Times are Unrealistic Requiring a designated agent to be reachable in 15 minutes and on-site in 60 minutes is a standard designed for large hotels, not individual homeowners. • The Argument: This requirement forces homeowners to hire expensive professional management companies, as many owners may live 65 or 70 minutes away. It creates an undue financial burden and ignores the fact that most "concerns" can be handled via phone or smart-home technology (like noise monitors). 4. The 60-Day "Legacy" Window is a Trap A 60-day window to apply for a legacy

	<p>exemption is dangerously narrow for a new regulatory regime. • The Argument: Homeowners who are traveling, dealing with health issues, or simply unaware of the new ordinance could lose their existing business rights forever. This "use it or lose it" window is punitive rather than helpful. Conclusion Instead of creating a dense new layer of bureaucracy and high fees (\$550 in the first year), the County should focus on enforcing existing noise, parking, and trash ordinances. These regulations punish the majority of responsible hosts to solve the problems caused by a few bad actors.</p>
20	<p>I support the inclusion of the legacy proposal and trusts that consideration is being given to properties that were especially constructed for STRs versus just residential use. (Such as former hotels and other lodgings).</p>
21	<p>I have a campfire, which my guests love. I understand the safety precaution. However, could the board consider modifying the "NO CAMPFIREs" to something like ensuring that any campfire setup follows local fire codes and that the guests must be informed to have a hose spigot within 100 ft or so of the fire? Also, hosts would be responsible for notifying guests if there is a Stage 1 or Stage 2 Burn Ban in effect.</p>
22	<p>Strongly oppose! There is no way to enforce. The cost of implementation and enforcement will far exceed any licensing fees. Arapahoe county is already understaffed and non-responsive. adding</p>

	<p>yet another regulatory group is irresponsible. Why don't you enforce regulations that already exist?</p>
23	<p>I am concerned that the Legacy designation, while allowing existing operators to continue, is structured in a way that almost guarantees eventual loss of a license. Missing a renewal deadline or a minor administrative error could permanently revoke a Legacy license. Combined with the County's broad "quality of life" enforcement language, this creates uncertainty — anything a neighbor complains about could be used as grounds for suspension or revocation. Adding the 15-minute live response requirement for LRAs makes compliance even more challenging, particularly for smaller operators. The Director's broad discretion to deny, suspend, or revoke a license without clear objective standards amplifies these risks. Legacy operators need stronger procedural protections, grace periods, and clearer criteria for enforcement to ensure that longstanding lawful rentals aren't unfairly taken away.</p>
24	<p>Page 2: Def of Owner needs more detail. There is active movement in both the White House and Congress to limit corporations ("persons" under the law) from buying single-family homes. President Trump signed an executive order on January 20, 2026, to restrict these purchases and has since called on Congress to make these limits permanent through legislation. Section 5 (H) would allow 12 renters in my house.</p>

	<p>Centennial Ordinance limits occupancy to 5. Scarce parking here. Need maximum of 5 renters. Clarify 2 PAVED parking spaces.</p>
25	<p>The Legacy designation is critical for short term rentals, but these rules make it fragile and unpredictable. The renewal deadline is too far in advance and unnecessary and feels like a trip up. Submitting paperwork late, or being subject to a subjective "quality of life" complaint could result in permanent license loss. The 15-minute direct response requirement for LRAs is unrealistic and places a heavy burden on operators who may live offsite or have other responsibilities or just not have their phone holstered to their hip at all times. The Director's ability to revoke licenses without clear standards adds further uncertainty. Legacy licenses should have clear procedural safeguards, realistic response expectations, and protections against minor or administrative violations to ensure that existing, legal short-term rentals can continue to operate responsibly.</p>
26	<p>The proposed 500-foot spacing requirement raises serious concerns about fairness and basic property rights. The planning commission rejected this plan in 2025. This approach essentially allows one approved short-term rental to block surrounding homeowners from using their property in the same way. That creates unequal treatment between neighbors who own similar homes and pay identical property taxes. Land use regulations are typically designed to address impacts such as density, traffic, parking,</p>

	<p>or safety. A blanket buffer zone does not directly regulate those issues. Instead, it limits opportunity based purely on distance from another licensed property. There is no clear explanation of why 500 feet is the appropriate number or how that distance reduces measurable neighborhood impacts. Many homeowners have invested substantial personal savings into purchasing their homes. They carry mortgages, pay rising insurance costs, and shoulder long-term financial obligations. With that level of risk and responsibility, they should retain reasonable autonomy over how their property is used, provided they comply with safety standards and nuisance laws. Licensing requirements, insurance mandates, and occupancy limits are understandable tools for maintaining order. However, imposing a primary residence requirement and strict separation rule shifts from regulating behavior to restricting ownership choices. That is a significant policy step that deserves reconsideration.</p>
27	<p>Public Comment – LDC23-001 Boston Commons previously submitted a unified petition in 2025 representing 104 units in support of legacy consideration for long-standing Short-Term Rental properties. We appreciate the inclusion of a proposed Legacy provision in the revised draft. Recognizing properties that were operating prior to County regulation promotes fairness and regulatory stability. Boston Commons is a Mixed-Use, hotel-origin property that has operated as an STR facility for over two decades. Our use</p>

	<p>reflects the property's original lodging-based design and long-standing function. As the County finalizes the Legacy framework, we respectfully request consideration of how termination of Legacy eligibility upon full transfer of ownership may affect historically lodging-based properties. For properties such as ours, STR use has functioned as a property-based use rather than an incidental residential activity. We support thoughtful regulation and appreciate the opportunity to provide input. Respectfully, Nadine Johns</p>
28	<p>The legacy license rules feel like a temporary window that can easily close due to minor infractions or missed deadlines. Legacy operators could be removed permanently even after years of responsible management. The "quality of life" enforcement standard is subjective, giving the Director broad discretion to take action on complaints that may be trivial or unverified. Requiring the LRA to respond directly within 15 minutes, with physical response within 60 minutes, is extremely burdensome for small operators. Combined, these requirements create significant uncertainty for Legacy operators, essentially setting them up to fail. Reasonable procedural protections, grace periods, and objective enforcement criteria are necessary to preserve the intent of the Legacy designation.</p>
29	<p>The proposed 500-foot spacing requirement raises serious concerns about fairness and basic property rights. The planning commission</p>

	<p>rejected this plan in 2025. This approach essentially allows one approved short-term rental to block surrounding homeowners from using their property in the same way. That creates unequal treatment between neighbors who own similar homes and pay identical property taxes. Land use regulations are typically designed to address impacts such as density, traffic, parking, or safety. A blanket buffer zone does not directly regulate those issues. Instead, it limits opportunity based purely on distance from another licensed property. There is no clear explanation of why 500 feet is the appropriate number or how that distance reduces measurable neighborhood impacts. Many homeowners have invested substantial personal savings into purchasing their homes. They carry mortgages, pay rising insurance costs, and shoulder long-term financial obligations. With that level of risk and responsibility, they should retain reasonable autonomy over how their property is used, provided they comply with safety standards and nuisance laws. Licensing requirements, insurance mandates, and occupancy limits are understandable tools for maintaining order. However, imposing a primary residence requirement and strict separation rule shifts from regulating behavior to restricting ownership choices. That is a significant policy step that deserves reconsideration.</p>
30	<p>Thanks for adding the Legacy section to the draft. It's a great start for those of us who have been doing this for years. I'd ask the Board to consider</p>

	<p>making this status stay with the property even if it's sold. Letting the status transfer would provide real long-term stability for our neighborhood.</p> <p>Caden Wang</p>
31	<p>I recently purchased a unit in a community that has operated as a short-term rental property for many years. The long-standing STR use was an important factor in my decision to purchase. I appreciate the County's effort to include a Legacy provision recognizing properties that were operating prior to regulation. For communities with a long history of lodging-style STR use, continuity of that use is important. As the County finalizes the Legacy framework, I respectfully ask that consideration be given to whether Legacy eligibility should remain with the property when ownership changes, particularly for communities where short-term rental use has been an established and long-standing feature of the property. Thank you for the opportunity to provide input. Bobby Etesami</p>
32	<p>The 500 foot separation clause is arbitrary and will penalize some neighbors more than others simply because yards or houses might be bigger. It penalizes new owners over previous owners. STR owners are much more resistant to allowing parties and the associated wear and tear and cleaning impacts than standard home owners that can throw parties with negative neighborhood impact just as easily with their friends. I suspect more parties and disruptive behavior is caused by basic home owners than</p>

	<p>STR owners who almost always have a "no parties" clause in the agreement.</p>
33	<p>Will there be additional restrictions on how many days our primary residence can be rented out? Are you planning to follow Denver County's lead here? I feel like there may be more to know about the primary residence requirement that I'm not fully seeing here. Thank you for the opportunity to provide comment and hear your thoughts as well.</p>
34	<p>We are long-time property owners in unincorporated Arapahoe County and own a condominium there. I am writing to express strong opposition to the proposed Short-Term Rental regulations contained in Code Amendment LDC23-001. When we purchased our property, the ability to rent it either long-term or short-term was an important part of its value and part of our retirement financial planning. The proposed ordinance would significantly restrict or eliminate that flexibility for many condominium owners through the proposed primary-residence requirement and the extremely limited cap on multifamily short-term rental licenses. This reduction in potential usage would drastically reduce current values. The proposed cap of 100 licenses for all multi-family properties appears arbitrary and unsupported by evidence of there being an overload of rentals. I have not seen any analysis explaining why this number was selected or what specific problem it is intended to solve. Without clear data demonstrating</p>

widespread issues related to short-term rentals in unincorporated Arapahoe County, this type of restrictive cap appears to be a solution in search of a problem. Additionally, the public feedback cited in support of this proposal raises serious concerns about methodology. Surveys were conducted across the entire county population rather than focusing specifically on residents of the unincorporated areas where these regulations would apply. By sampling individuals who do not live in the affected jurisdiction, the results cannot accurately reflect the views or experiences of the residents most directly impacted. Policies affecting unincorporated communities should be based on feedback from those communities, not from residents of municipalities that are governed by entirely different rules. Equally important is the lack of transparency regarding the historical record of complaints related to short-term rentals in unincorporated Arapahoe County. If there are documented problems—such as noise, parking, or safety concerns—it would be helpful to see objective data demonstrating the scale and frequency of those issues, and what remedies have been applied. Without that information, it is difficult to justify imposing sweeping restrictions that will significantly affect property owners' rights and financial interests. Our livelihood will potentially be subjected to substantial reductions. For existing property owners, the consequences of this proposal are substantial. Limiting short-term rentals through license caps and non-

	<p>transferable approvals will reduce the marketability of properties and diminish resale value. Many owners purchased their homes under the reasonable expectation that both short-term and long-term rental options would remain available. Removing that flexibility after the fact effectively changes the economic assumptions under which those investments were made. I respectfully ask the Board of County Commissioners to reconsider the scope of these restrictions. At a minimum, the County should:</p> <ul style="list-style-type: none">• Provide clear data demonstrating the extent of documented problems caused by short-term rentals in unincorporated areas.• Explain the analytical basis for the proposed cap of 100 multifamily licenses.• Reevaluate the validity of survey data collected from residents outside the affected jurisdiction.• Protect existing property owners through meaningful grandfathering provisions and policies that preserve reasonable rental flexibility. Responsible short-term rental operators can coexist with residential communities and contribute to the local economy without creating undue impacts. Regulations should be targeted and evidence-based rather than broadly restrictive in ways that disproportionately harm existing property owners. <p>Thank you for considering these concerns and for carefully evaluating the long-term consequences this proposal may have on property owners in unincorporated Arapahoe County.</p>
35	<p>I believe the ordinance goes too far in controlling how private property can be utilized. While</p>

	<p>oversight and licensing are reasonable to prevent abuse, the primary residence mandate and 500-foot restriction fundamentally limit what homeowners are allowed to do with their own investment. The spacing rule functions like a gatekeeper. Once a single property in an area is approved, nearby owners are effectively shut out, regardless of how responsibly they might operate. That system favors whoever applies first rather than evaluating each property on its merits. It also creates long-term limitations that could affect resale value and financial planning. Owning a home involves significant financial exposure. Buyers commit to decades of payments and assume the risks associated with market changes, maintenance costs, and taxation. It seems inappropriate for the government to dictate residency status as a condition of lawful use when the activity itself can be regulated through enforceable standards. If the goal is to preserve neighborhood character, that can be achieved through noise enforcement, parking rules, occupancy caps, and safety inspections. Broad geographic bans and residency restrictions are blunt instruments that unnecessarily interfere with homeowner flexibility. A more targeted, impact-based approach would better balance community concerns with individual rights.</p>
36	<p>I am deeply troubled by the potential consequences this ordinance may have for homeowners, both in the immediate future and over time. The proposed 500-foot spacing rule</p>

and the requirement that a property be a primary residence move beyond regulating conduct and instead dictate whether a homeowner is allowed to use their property in this manner at all. In practice, this means that once a single short-term rental is approved within a certain area, nearby homeowners could be prevented from doing the same — even if they pay identical taxes, properly maintain their homes, and follow all safety requirements. That approach does not reflect typical land-use policy; rather, it restricts property rights based on proximity instead of actual impacts on the neighborhood. The so-called legacy provision also raises serious concerns. While it appears intended to protect current operators, the structure of the policy makes it very easy for those licenses to be permanently lost in the future. Simple administrative mistakes, missed renewal deadlines, or complaints evaluated under a vague "quality of life" standard could lead to revocation. The added requirement that a Local Responsible Agent respond within 15 minutes places an unrealistic expectation on many homeowners, especially smaller operators, while granting broad discretionary authority to the Director. Taken together, these elements create an environment of instability and uncertainty for homeowners attempting to follow the rules. Many homeowners have invested significant time, money, and effort into their properties while contributing to the surrounding community. Establishing reasonable licensing requirements and safety regulations can be an appropriate way

	<p>to protect neighborhood interests. However, rigid spacing requirements, primary residence restrictions, and fragile legacy licensing frameworks do not achieve a fair balance. Policies should focus on tangible issues such as noise, parking, and occupancy limits rather than limiting property use based on location or imposing severe penalties for minor administrative issues.</p>
37	<p>The new compliance requirements present some significant operational hurdles. Regarding the requirement for a primary guest contact: how should we manage situations where that host POC is traveling or ill? Updating both the in-unit information and the County records for every temporary absence seems highly impractical. I suggest making sure the guest to simply have access to a secondary contact via the booking app or email/phone for emergencies - it's very easy to proof. Additionally, the \$550 annual license fee is quite high. Could you clarify if this is a recurring annual application process, or if the fee applies only to the initial filing? An annual cost of that magnitude is a significant burden on local hosts. Lastly, I personally had a neighbor that once complained on noise even when I didn't host anyone, without real proof can my license get revoked in these kind of situations? I'm very concerned about unreasonable neighbors (which in some cases are competitors) complaining about me and putting me at risk.. Need more clarity what the county enforces.</p>

38

I'm worried about the Legacy license. It lets me run my short-term rental, but it doesn't feel very safe. If I miss a renewal date or make a mistake, my license could be taken away for good. The "quality of life" rules are also very broad. If a neighbor complains about something, it could count as a violation even if it's a small issue. The 15-minute response rule makes this even harder. What if we are driving and it's not safe to answer the phone for example? Many people don't have someone sitting nearby all the time to answer a call. Life happens — people could be at work, driving, or busy with kids. Expecting an answer that fast every time is not realistic and could lead to problems when I'm trying to follow the rules. The Director also has a lot of power to deny, suspend, or revoke licenses, and it's not clear standards. I've been running my home for years without complaint. I need clearer rules, some grace periods or a fine for a late renewal, and better protection so I don't lose my license over minor issues.

39

March 5, 2026 Arapahoe County Board of County Commissioners 5334 S Prince St Littleton, CO 80120 Re: Concerns Regarding Proposed Short-Term Rental Ordinance Dear Commissioners, On behalf of the Colorado Short-Term Rental Association (COSTRA) and the homeowners and small lodging operators we represent across Colorado, we appreciate the opportunity to provide feedback on the proposed short-term rental (STR) ordinance currently under consideration for unincorporated Arapahoe

County. Short-term rentals play an important role in the local economy and provide meaningful benefits to Arapahoe County. Visitors who stay in short-term rentals contribute directly to local tax revenues through lodging taxes and sales taxes on goods and services purchased during their stay. These revenues help support essential county services, infrastructure, and community programs while allowing the county to benefit from tourism and visitor activity without requiring large-scale hotel development. Short-term rentals also create a broad network of economic activity that extends far beyond the property itself. Local property managers, housekeepers, landscapers, maintenance providers, snow removal companies, and other service professionals rely on short-term rental activity for employment and business opportunities. Guests staying in short-term rentals frequently dine at local restaurants, shop at nearby retailers, and utilize local attractions and services. This web of economic activity supports small businesses throughout the community and helps sustain jobs in hospitality, retail, and service sectors. It is also important to recognize that many short-term rental hosts are not large investors but ordinary homeowners using their properties to help manage the costs of homeownership. Teachers, retirees, healthcare workers, and other middle-income residents often rely on occasional rental income to offset mortgage payments, property taxes, insurance, and maintenance costs. In many cases, this supplemental income allows families to remain in

their homes and communities rather than being forced to sell due to rising housing costs. COSTRA supports reasonable regulation that ensures responsible operation, protects neighborhood quality of life, and provides local governments with tools to address legitimate concerns. However, several provisions in the draft ordinance raise significant concerns regarding fairness, enforceability, and unintended impacts on homeowners who rely on short-term rentals to supplement income. We respectfully urge the Board to reconsider several aspects of the proposal before adoption.

1. Primary Resident Requirement Limiting the ability to maintain a short-term rental license solely to homeowners or the primary resident of a property places restrictions on part-time residents such as retirees, teachers, and even medical personnel. It is not practical for a homeowner to list their property for short-term rental when their personal items are in closets and throughout the home without creating multiple locked storage closets and subjecting them to potential losses. Many part-time residents utilize the ability to short-term rent as a way to offset the expenses of owning a home, making it more affordable for them to be a part of the community while also contributing to the local economy by sharing their home with visitors who add to local tax revenues and support nearby businesses. Instead of requiring licensees to be the primary resident of a short-term rental property, some counties in Colorado have established special exceptions to local

licensing requirements so that residents are exempt from license caps or other elements of their individual ordinances. We would encourage amending this residency requirement so that it is available as a special caveat with benefits to locals, rather than a restriction that eliminates the ability for part-time residents to rent their homes.

2. Restrictions on Property Types and Accessory Dwelling Units

The ordinance states that properties under nine acres containing an accessory dwelling unit (ADU) would not be eligible for a short-term rental license. This provision is particularly concerning because it effectively prevents many rural and semi-rural property owners from using existing guest houses or secondary structures as short-term rentals. A blanket prohibition does not account for whether the property can safely accommodate guests or whether any actual impacts exist. In many cases, these properties are better suited for short-term rental use than densely located suburban homes.

3. One License Per Parcel Limitation

The draft ordinance states that no more than one short-term rental license may be issued per lot or parcel, except in multifamily buildings. This limitation may unintentionally restrict legitimate lodging activity on larger properties where multiple structures already exist.

4. Ownership and Licensing Structure

County staff discussions have also explored limiting licenses to property owners rather than allowing professional operators or business entities to hold licenses. Restricting licenses in this way

raises concerns for many legitimate operators who use common ownership structures such as LLCs for liability protection and property management. These structures are widely used across Colorado real estate and hospitality industries. Prohibiting them does not address operational impacts and may unnecessarily complicate compliance for property owners.

5. Separation and Density Restrictions County staff have also discussed distance buffer requirements between whole-home short-term rentals to prevent clustering. Experience from other Colorado communities shows that spacing requirements often create unintended consequences. They arbitrarily determine which homeowners may participate in short-term rentals, create a first-come, first-served licensing system that permanently excludes neighboring properties, and they invite disputes between neighbors over licensing eligibility. Rather than spacing restrictions, the county should focus on clear operating standards such as occupancy limits, parking requirements, and responsive local contacts.

6. Administrative Burdens and Compliance Costs The proposal includes a licensing system with application and renewal fees and potentially inspections or third-party compliance monitoring. Public information about the proposal references a \$200 application fee and \$350 annual license renewal fee. While licensing systems are common, it is important that the county ensure fees and compliance requirements remain reasonable and

proportional. Additionally, the 15-minute response time for homeowners to assist guests creates undue administrative burden by requiring staff to monitor and review every interaction between homeowners and guests. This would be extremely difficult to enforce without extensive record keeping. We would encourage the county to provide recommendations within their good neighbor policies for things such as response times, but not make them something that must be enforced administratively. Short-term rentals in unincorporated Arapahoe County are not concentrated tourism properties; many are occasional rentals operated by homeowners. Excessive regulatory costs could effectively eliminate responsible operators without meaningfully addressing nuisance properties. A More Balanced Approach COSTRA encourages the Board of County Commissioners to adopt a regulatory framework that focuses on responsible operation rather than prohibitive limitations. Effective STR policy should address nuisance behaviors such as noise, trash, and parking; provide clear and reasonable licensing requirements; protect the property rights of homeowners; and avoid arbitrary restrictions unrelated to measurable impacts. Short-term rentals can coexist successfully within communities throughout Arapahoe County when thoughtful regulations are implemented. We hope the Board of County Commissioners will work collaboratively with stakeholders to create a policy framework that balances community

	<p>concerns with the rights of homeowners.</p> <p>COSTRA stands ready to assist the county in developing solutions that promote responsible short-term rental operations while protecting neighborhood quality of life. Thank you for your consideration. Sincerely, Julia Koster Colorado Short-Term Rental Association (COSTRA) (970) 333-1847</p>
40	<p>I have owned a property since 2015 that has exclusively operated as a lodging-style rental. I appreciate the County's efforts to incorporate a Legacy provision within the proposed regulations. I respectfully urge the County to consider allowing properties with a long-established history of lodging-based use to retain Legacy eligibility upon transfer of ownership. For these properties, the short-term rental use has always been inherent to the property itself and has functioned as a lodging accommodation rather than as an owner-dependent use. Allowing Legacy eligibility to continue with the property would recognize the longstanding operational history of these properties, preserve consistency within the lodging market, and prevent the unintended loss of historically established lodging inventory solely due to a change in ownership.</p> <p>Thank you!</p>
41	<p>I'm real worried about how these rules hit folks down the road. The 500-foot rule and having to live in the house just don't feel right. Folks work hard to buy and take care of their homes — they shouldn't be told they can't rent out their own</p>

	<p>place just 'cause of where it sits. The 500-foot thing especially don't make sense. One person gets approved first, and it blocks their neighbors, even if their houses are the same. Ain't no proof it really fixes noise or parking problems.</p>
42	<p>I support the regulation of short-term rentals and appreciate the County's effort to address community concerns while creating a fair standard. For properties that have operated as lodging-style rentals for many years, I respectfully request the Board to consider how the Legacy provisions apply when ownership changes. Communities that have long operated this way should not be treated the same as properties that have never functioned as short-term rentals. Thank you for your time and consideration. Eyal & Yaeli Tavor</p>
43	<p>I've owned a condo for years, always doing this short-term rental. Additionally, our building are a unique, Mixed-Use, hotel-origin property—not a traditional residential STR community. The changing is very unfair to us. Please consider our situation. Thanks!</p>
44	<p>Dear Commissioners and Planning Staff, I am an owner at Boston Commons in unincorporated Arapahoe County. Our property was originally The Holtze Hotel before conversion to condominiums, and our governing documents expressly allow nightly and weekly rentals. I support responsible regulation of short-term rentals, including licensing, inspections, and local</p>

	<p>contact requirements. However, the proposed Primary-Residence-Only model would disqualify nearly all owners from obtaining STR licenses. With only about 7% of our 120 units owner-occupied, this rule would eliminate lawful STR operations, cause severe financial losses, and reduce County lodging-tax revenue. I respectfully request that the County include residential condominium communities like Boston Commons, converted from hotel use, within any Legacy STR licensing provisions, so owners who have historically operated STRs can continue to do so lawfully. Please include this letter in the public record for the Planning Commission hearing on October 21, 2025, and any subsequent BOCC hearing. Thank you for your consideration. Sincerely, Brian Comerford</p>
45	<p>Dear Commissioners and Planning Staff, I am an owner at Boston Commons in unincorporated Arapahoe County. Our property was originally The Holtze Hotel before conversion to condominiums, and our governing documents expressly allow nightly and weekly rentals. I support responsible regulation of short-term rentals, including licensing, inspections, and local contact requirements. However, the proposed Primary-Residence-Only model would disqualify nearly all owners from obtaining STR licenses. With only about 7% of our 120 units owner-occupied, this rule would eliminate lawful STR operations, cause severe financial losses, and reduce County lodging-tax revenue. I respectfully request that the County include</p>

	<p>residential condominium communities like Boston Commons, converted from hotel use, within any Legacy STR licensing provisions, so owners who have historically operated STRs can continue to do so lawfully. Please include this letter in the public record for the Planning Commission hearing on October 21, 2025, and any subsequent BOCC hearing. Thank you for your consideration. Sincerely, Bodhi Comerford</p>
46	<p>I support short-term rentals because they enable homeowners to participate in a form of independent small business. When homeowners are able to rent their properties short-term, they can supplement their income while responsibly managing valuable real estate assets. This model benefits the State and local communities. Short-term rentals generate sales and lodging tax revenue, and licensing fees—if reasonably structured—can provide additional public funding. They also encourage property investment, including second homes, which helps strengthen and stabilize local real estate markets. The revenue generated from these rentals typically circulates back into the local economy through spending on maintenance, services, and tourism. However, proposed restrictions such as a Primary-Residence-Only requirement would effectively disqualify many existing property owners who currently operate lawful short-term rentals. Such a rule would penalize individuals who have already made significant investments in compliance with current regulations and who contribute to the local economy as small</p>

	<p>business operators. Policies that severely limit participation in short-term rentals risk favoring large, national hotel chains at the expense of local homeowners and investors. Thoughtful regulation should protect neighborhoods while preserving the economic opportunity that short-term rentals provide to residents and the broader community.</p>
47	<p>I believe in American entrepreneurship, which is why I support the advantage as a real estate investor in the short-term rental model for bringing wealth to ordinary U.S. families. It is important to offer unencumbered paths to growing wealth with the new innovations in technology that benefit people, not just large corporations and their lobbyists. Please stop the encroachment of these monied interests on an already narrow profit-margin individually-owned sole proprietorship opportunity like that offered through short term rentals and BNBs. We don't need additional taxation on our investments, we need legislative protection against corporate hotel interests actively trying to put a stranglehold on American entrepreneurship and wealth opportunities. If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of</p>

	living by rejecting this massive tax.
48	<p>Short-term rental platforms like Airbnb and VRBO have created a new class of small-scale entrepreneurs: homeowners who operate independent lodging businesses. These individuals are able to supplement their income while maintaining and investing in valuable real estate assets. This activity produces meaningful economic benefits. Short-term rentals generate tax revenue through sales and lodging taxes and may also contribute through licensing programs. They encourage property investment—often in second homes—which supports property values and strengthens local real estate markets. The income earned through short-term rentals is also frequently reinvested locally through property improvements, maintenance, and services, creating a multiplier effect within the community. By contrast, proposed restrictions such as a Primary-Residence-Only requirement would eliminate the ability for many current operators to continue participating in this model. This would disproportionately affect individuals who have already invested significant resources in their properties with the intention of operating responsibly and legally. Limiting short-term rentals in this way may unintentionally shift lodging demand away from local homeowners and toward large national hotel chains.</p> <p>Policymaking in this area should aim to balance neighborhood considerations with the economic opportunity that short-term rentals provide for</p>

	local residents.
49	<p>I support the continued availability of short-term rentals such as Airbnb and VRBO because they allow homeowners to operate small independent businesses while responsibly investing in local real estate. These rentals generate tax revenue through sales and lodging taxes, encourage property investment, and circulate income back into the local economy through maintenance, services, and tourism spending. Restrictions such as a Primary-Residence-Only requirement would disqualify many current operators who have made significant investments to participate in this model legally and responsibly. Limiting short-term rentals in this way risks favoring large hotel chains over local homeowners. I encourage policymakers to pursue balanced regulations that address neighborhood concerns while preserving this important economic opportunity for residents.</p>
50	<p>Short-term rentals through platforms such as Airbnb and VRBO allow ordinary homeowners to operate small independent businesses. For many residents, this model provides a way to responsibly leverage their real estate investments while supplementing household income. These rentals also benefit the broader community. When properly regulated, they generate tax revenue through sales and lodging taxes, and licensing programs can further contribute to public funding. Property owners who participate in this market tend to reinvest their earnings locally—maintaining their homes, hiring service</p>

	<p>providers, and supporting the local economy. In addition, demand for second homes and investment properties helps sustain healthy real estate markets. Proposals such as a Primary-Residence-Only requirement would effectively disqualify many existing short-term rental operators. This would place a significant burden on homeowners who have already made major investments to operate legally and responsibly within the current system. Policies that remove these opportunities from local property owners risk benefiting large hotel chains rather than local residents. A balanced regulatory approach should address community concerns while preserving the ability for homeowners to participate in this emerging small-business sector.</p>
51	<p>I support the continued availability of short-term rentals, such as those offered through Airbnb and VRBO, because they allow ordinary homeowners to operate small independent businesses. For many residents, these rentals provide a practical way to supplement income while responsibly maintaining and investing in valuable real estate assets. Short-term rentals also produce clear economic benefits for our communities. They generate sales and lodging tax revenue, and licensing programs—if implemented reasonably—can further contribute to public funding. In addition, the income generated from these rentals is typically reinvested locally through property maintenance, services, and tourism spending. This activity helps sustain local</p>

	<p>jobs, supports small service providers, and strengthens the surrounding real estate market by encouraging property investment. However, restrictions such as the proposed Primary-Residence-Only requirement would effectively eliminate participation for many existing operators. This would penalize homeowners who have already made substantial investments to operate legally and responsibly within the current framework. Many of these individuals purchased or improved properties in good faith with the expectation that short-term rental use would remain permissible. Policies that severely restrict short-term rentals risk shifting lodging demand away from local homeowners and toward large national hotel chains. A balanced regulatory approach should address legitimate neighborhood concerns while preserving the economic opportunity that short-term rentals provide to local residents and small business owners.</p>
52	<p>I believe in American entrepreneurship, which is why I support the advantage as a real estate investor in the short-term rental model for bringing wealth to ordinary U.S. families. It is important to offer unencumbered paths to growing wealth with the new innovations in technology that benefit people, not just large corporations and their lobbyists. Please stop the encroachment of these monied interests on an already narrow profit-margin individually-owned sole proprietorship opportunity like that offered through short term rentals and BNBS. We don't</p>

	<p>need additional taxation on our investments, we need legislative protection against corporate hotel interests actively trying to put a stranglehold on American entrepreneurship and wealth opportunities.</p>
53	<p>If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.</p>
54	<p>i am in support of short term rentals (like AirBNB, VRBO, etc.) and believe it allows for many "independent businesses" to flourish - meaning, every home owner who is able to take advantage of the model is able to supplement their income with an appreciative real estate asset. when sales taxes are paid, and even if a licensing fee is paid, the the State benefits. the State real estate market sees the uplift of individual home owners investing in second homes, helping to drive and retain value for the localized real estate markets. and it is a desirable alternative to long term rentals because it creates near immediate cash flow that is almost always recaptured in the local markets, further driving growth and paying into the tax systems. conversely, to impose restrictions - such as the the proposed Primary-</p>

	<p>Residence-Only model - would disqualify nearly all existing owners leveraging this business model, and further effectively be punitive to "small business owners" who have made significant investments to be good and legal stewards of the State economy. as a consequence, it feels as though these regulations favor the national Hotel Lobby, rather than local investors.</p>
55	<p>I am an owner at Boston Commons in unincorporated Arapahoe County. Our property was originally The Holtze Hotel before conversion to condominiums, and our governing documents expressly allow nightly and weekly rentals. I support responsible regulation of short-term rentals, including licensing, inspections, and local contact requirements. However, the proposed Primary-Residence-Only model would disqualify nearly all owners from obtaining STR licenses. With only about 7% of our 120 units owner-occupied, this rule would eliminate lawful STR operations, cause severe financial losses, and reduce County lodging-tax revenue. I respectfully request that the County include residential condominium communities like Boston Commons, converted from hotel use, within any Legacy STR licensing provisions, so owners who have historically operated STRs can continue to do so lawfully. Thank you for your consideration. Sincerely, Nisa Nopmongkol</p>
56	<p>Thank you for including the legacy exemption that allows existing STRs to continue operating. I</p>

have a question regarding the 60-day application period for legacy licenses. If my existing STR needs to make minor updates to meet the life safety standards or other requirements of the ordinance, will there be a reasonable period of time allowed to complete those updates after the application is submitted, or does the property need to be fully compliant within the 60-day application window? Our home is well maintained with working smoke and carbon detectors, updated wiring and plumbing, and is structurally sound, but it is an older home. My concern is that we need to do some work such as widening a doorway or making another structural change, it may take longer than 60 days to complete. Would we be given time to bring the home into compliance if needed? Thank you again. We look forward to working with you and getting licensed.