

ARAPAHOE COUNTY, COLORADO
ORDINANCE NO. 2025-xx

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

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

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

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

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

Section I. Scope of Ordinance and Authority

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

Section II. Definitions

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

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

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

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

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

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

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

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

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

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

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

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

“Multi-Family Building or Structure” means any building comprised of more than one more apartments, condominiums, or other residential dwellings.

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

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

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

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

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

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

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

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

Section III. Short-Term Rental License Required, Transferability

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

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

A. License Application

- 1. Applications for a Short-Term Rental License shall be submitted to Arapahoe County Public Works and Development.
- 2. The application shall not be processed until deemed complete. To be deemed complete, the application must include all information as required herein and payment of fees completed.
- 3. An application may be submitted by the Owner or by a legally authorized agent of the Owner with notarized written consent of the Owner. If a property has multiple Owners, the application must include signatures from all Owners of record.
- 4. It is the duty of each Owner of a Lodging unit to ensure that all information provided in the license application is accurate during the pendency of application review. The Owner(s) shall provide updated information to the County within ten (10) days of a

- change which makes the information in the application no longer accurate. Failure to do so may constitute grounds for denial or revocation of the License.
5. Applications shall be made in the manner provided by the Director of Public Works and Development and shall include the following information:
 - a. The address of the Lodging unit proposed to be used as a Short-Term Rental,
 - b. The full name, address, email and telephone numbers of the Owners and the Local Responsible Agent.
 - c. A notarized writing authorizing the Local Responsible Agent to act, as the representative of the Owner, on issues related to Lodging unit and the Short-Term Rental, and licensing and enforcement.
 - d. All applicable fees (e.g. application review fee, annual license fee).
 - e. Parking Plan. A parking plan compliant with Section V.I.
 - f. Owner shall submit a summary demonstrating compliance with each requirement and affidavit of compliance with the life safety standards set forth in Section V.G. with an initial and renewal application for a Short-Term Rental license. All Owners of record shall sign this affidavit.
 - g. A copy of the Renter Information Interior Signage and Renter Written Instructions compliant with Sections V.N. and V.O.
 - h. A Good Neighbor Notice and Guidelines completed and signed by the owner of the proposed Short-Term Rental property shall be submitted with the license or license renewal application.
 6. Such other information determined necessary or desirable by the Director to reasonably evaluate compliance of the application and the Lodging unit with the requirements of this Ordinance, any other Ordinance, or regulation.
- B. **License Term.** A Short-Term Rental License shall expire one (1) calendar year from the date of issuance. A Short-Term Rental License is personal to the Owner and therefore automatically terminates when title of the property containing the Lodging unit is transferred or is otherwise conveyed to a new Owner. Each change in ownership of a Short-Term Rental Property shall require a new license. Where one Owner among several Owners transfers or conveys their interest in the property to another Owner or Owners previously licensed as Owners, then the license will not terminate but the updated Owner information must be provided to the County indicating the limited change in ownership, in accordance with IV.4. No fee for the processing of the information will be required.
1. An application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing license but no more than ninety (90) days prior to expiration.
 2. An application for renewal of a license shall have the same submittal requirements as detailed in Section IV.A. above and shall be considered in the same manner as the original application.
 3. A license renewal shall include an affidavit signed by the Owner, under penalty of perjury, certifying that the Lodging unit to be used as a Short-Term Rental Property complies with the life safety standards set forth in Section V.G, and that the Renter Information Interior Signage required by Sections V.N. and V.O. will be posted and placed at a conspicuous location on or in the Short-Term Rental Property and will remain there in good condition for the duration of the license term.

4. When applying for a license renewal, Owner shall report and attest to the total number of days the Lodging unit was occupied as a Short-Term Rental during the preceding calendar year.
 5. Failure to file a renewal application and pay the license application review fee less than thirty (30) days prior to expiration of the existing license may constitute grounds for denial.
- C. Responsibilities of Owner and Local Responsible Agent
1. An Owner shall designate a Local Responsible Agent to perform duties as required herein. The Owner may designate themselves as the Local Responsible Agent if the Owner meets the requirements of a LRA.
 2. The Owner shall cause the contact and address information of the Local Responsible Agent to remain current throughout the term of the license. The Owner shall cause the Director to be notified in writing of any change or modification of the designated LRA within five (5) days of such change or modification and provide the updated Local Responsible Agent's contact information including name, address, email address, and telephone number.
 3. Where the Owner has designated an LRA, the LRA must be available to be contacted at all times that a Short-Term Rental Property is being rented. For the purposes of this section, an LRA is available at all times only if the LRA is responsive to and speaks directly with a tenant or Affected Party within fifteen (15) minutes of being contacted by the tenant or Affected Party. If necessary and unable to resolve by phone, the LRA must be able to physically respond to the STR property within 60 minutes of speaking to the tenant or Affected Party. The use of telephone answering services, text messaging, online messaging platforms, email, or other intermediary means of communication does not constitute availability as required herein.
 4. The LRA must be authorized to manage the Short-Term Rental, including the following: enter into leases for short term rental, make repairs, arrange for repairs, evict tenants, respond to the property, access and enter the property, and be authorized to manage accounts and contracts for the property services where offered including internet, cable, utilities, telephone, snow removal, and garbage.
 5. Either the Local Responsible Agent or the Owner shall be available 24 hours per day, 7 days per week when being rented or occupied.
- D. **Notice Requirements.** Within 14 days of application approval, applicant for a license or license renewal shall provide a completed Good Neighbor Notice and Guidelines to each property owner and resident of an adjoining property line or directly across a street or alley. If the lodging unit is within a Multi-family Building or Structure, applicant shall provide a completed copy of the Good Neighbor Notice and Guidelines to adjacent property owners and residents, including those in the unit above or below the Lodging unit in question. A list of recipient properties and a certification of mailing must be uploaded to the Application packet.

Section V. Requirements and Limitations

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

- A. Short-Term Rental occupancy shall not exceed one-hundred eighty (180) days in each calendar year.
- B. No more than one Short-Term Rental license shall be issued for a single lot or parcel, except parcels that contain Multifamily Buildings or Structures. Separation requirements remain applicable.
- C. A lodging unit on a property less than nine (9) acres in size that also contains an Accessory Dwelling Unit (ADU) shall not be eligible for a Short-Term Rental license.
- D. A Short-Term Rental Property must meet all applicable local, state, and federal standards and regulations, including, but not limited to, the requirements and limitations of this Ordinance.
- E. No Short-Term Rental License shall be issued for a Lodging unit that has not been issued a Certificate of Occupancy or is within a building or structure that has not been issued a Certificate of Occupancy.
- F. No Short-Term Rental License shall be issued where the use is prohibited under the Arapahoe County Land Development Code.
- G. **Life Safety Standards.** A Short-Term Rental Property licensed under this Ordinance shall:
 - 1. Conform to the applicable requirements of the County's on-site wastewater treatment system regulations. No Short-Term Rental license shall be issued for any lodging unit dependent upon an on-site wastewater treatment system that was not properly permitted and approved or does not otherwise conform with applicable regulations.
 - 2. Not use any building, structure, or room for purposes other than those for which they were designed or intended.
 - 3. Have roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, and all other structural components and all appurtenances that are capable of resisting any and all forces and loads to which they may be normally subjected and are in sound condition and in good repair.
 - 4. Contain smoke detectors, carbon monoxide detectors, and fire extinguishers installed, operable, and in working condition. If the residence has a fire sprinkler system, it shall be operable and in working condition.
 - 5. Contain operable plumbing including toilets, sinks, bathtubs and showers. A shower or bathtub must be located within the same building as the licensed lodging unit, and every room containing a toilet, bathtub, or shower shall be completely enclosed by walls, doors, and windows that will afford sufficient privacy.
 - 6. Contain clearly labeled electrical panels.
 - 7. Not have on the premises any portable outdoor charcoal grills, portable fireplaces or similar, fire rings, or any other portable ember-producing equipment. (Permanently installed flame producing grills and fire pits, inspected and approved by the applicable fire district or County Building Division, are not prohibited.)
 - 8. Hot tubs, spas, and swimming pools shall be properly maintained in a way to prevent the spread of illness.
 - 9. Provide in the Short-Term Rental lease that the following are prohibited: campfires and the use of portable outdoor charcoal grills, or any other ember-producing equipment; shooting of weapons for recreation; and the use of non-licensed motorized vehicles on the rental property.

10. Provide a sufficient number of trash receptacles to accommodate all trash generated by those occupying the Short-Term Rental Property and include instructions identifying outdoor trash containers, proper storage, trash pickup locations and times, shall be posted within the interior of the Short-Term Rental Property.
- H. **Occupancy.** Occupancy of a Short-Term Rental Property served by an on-site wastewater treatment system shall not exceed the design capacity of said system or the capacity established on the OWTS permit, provided by the Health Department. Occupancy of a Short-Term Rental Property served by a central sanitation system shall not exceed two (2) persons per bedroom and two (2) additional occupants, or the limit indicated on the lodging unit's certificate of occupancy, whichever is less. The permitted occupancy shall be stated on the Short-Term Rental license. Overnight occupancy of a Short-Term Rental Property shall not exceed the maximum number of people permitted by the license.
- I. **Parking.** Tenants and their guests must park vehicles only in areas specified in the approved Parking Plan. Parking for tenants and guests at Short Term Rental Properties must be on private property. Parking on public rights of way shall not be permitted in the Parking Plan. A minimum of one (1) parking space for a studio or 1-bedroom lodging unit and two (2) parking spaces for a lodging unit with two (2) or more bedrooms must be provided. All parking areas provided must have paved surfaces except for properties 2.41 acres or larger in size.
- J. **Noise.** Amplified music or noise shall not exceed the levels set forth in C.R.S. § 25-12-103, or occur in violation of and C.R.S. § 18-9-106.
- K. **Camping and temporary structures.** No camping shall be permitted; no tents or temporary structures shall be erected or used; and no recreational vehicles or trailers shall be used for overnight purposes on or at Short-Term Rental Properties and parking areas.
- L. Use of non-licensed motorized vehicles on the Short-Term Rental Property is prohibited.
- M. **Shooting.** Discharge of firearms on Short-Term Rental Property is prohibited.
- N. **Renter Information Interior Signage.** Owner shall post and maintain a copy of the approved Short-Term Rental license in a conspicuous location within the interior of the Short-Term Rental Property with the following information:
 1. The Short-Term Rental license number.
 2. The maximum number of people permitted for overnight occupancy.
 3. Physical address number of the Short-Term Rental Property.
 4. Contact information for law enforcement, fire, and ambulance service in case of an emergency.
 5. Contact information for the Owner and Local Responsible Agent, including a phone number for 24-hour response.
- O. **Renter Written Instructions.** Owner shall maintain within the Short-Term Rental Property written instructions that includes the following:
 1. A copy of this Ordinance.
 2. Description of location of fire extinguishers and emergency egress.
 3. The location, by description or depiction, for vehicle parking and maximum number of parked vehicles permitted for the property consistent with the Parking Plan.
 4. Alternative parking locations (if any) for extra vehicles, trailers, and campers.
 5. The location of trash and recycling receptacles and the rules and regulations regarding handling of the same.

6. Snow removal instructions or information.
 7. Policies regarding noise.
 8. Policies regarding pets.
 9. Applicable homeowners' association policies, if any, specific to the property or community.
 10. Good Neighbor Notice and Guidelines regarding property boundaries, noise, parking, prohibitive use of unlicensed vehicles, wildlife guidelines, and fire restrictions.
 11. Any other information deemed necessary by the County to ensure the public's health and safety.
 12. Renter's Written Instructions must be made available electronically prior to the stay and as a hard copy placed in a visible location within the Short-Term Rental Property. It is the Owner's responsibility to ensure the Renter Written Instructions are maintained and readable.
- P. **Advertising.**
1. All advertisements for a Short-Term Rental Property shall include a description of the Short-Term Rental Property, including the permitted occupancy, and the County Short-Term Rental Property license number.
 2. A vacation rental service shall remove a listing for Short-Term Rental from its website or other digital platform after notification by the County that the owner of the listed lodging unit has had their license revoked.
- Q. **Taxes.** The Owner or Local Responsible Agent shall collect and remit all applicable local, state, and federal taxes on rents and the Short-Term Rental Property.
- R. **Notice to Owner.** Any notice required to be given to an Owner is sufficient if provided in-person or sent by first-class mail to the address provided by the Owner, or any one of the several Owners, on the most recent license or renewal application. Notice given to the Local Responsible Agent, in-person or sent by first-class mail to the address provided by the Owner, shall also be sufficient to satisfy any required notice to the Owner or Owners under this Ordinance.
- S. **Owner Liable.** Compliance with the requirements set forth in this Ordinance shall be the nondelegable responsibility of the Owner. Each Owner shall be jointly and strictly liable for violations of this Ordinance.
- T. **Inspection.** Because Short-Term Rental Properties are, by their nature, intended to be occupied by numerous guests for short periods of occupancy, it is determined that the County's ability to inspect any Short-Term Rental Property is in the interest of the public health, safety, and welfare. Therefore, an Authorized Public Inspector may enter such Short-Term Rental Properties at reasonable times as scheduled, with the Owner or Local Responsible Agent, to inspect the same for the purpose of enforcing such Ordinance. If such Short-Term Rental Property is occupied, the Authorized Public Inspector shall present proper credentials and request entry, and if such Short-Term Rental Property is unoccupied, shall make a reasonable effort to locate the Owner, the Local Responsible Agent, or occupant of the Short-Term Rental Property and request entry. If such entry is refused or the Authorized Public Inspector otherwise unable to obtain consent, then the Authorized Public Inspector shall have recourse to every remedy provided by law to secure entry.
- U. **Separation.**

1. No Whole- House Short-Term Rental shall be permitted within five hundred (500) feet of another licensed Whole- House Short-Term Rental Property, as measured from the respective nearest property lines, in any detached single-family dwellings, two-family dwellings, townhome dwellings, single-family attached dwellings, and duplex dwellings.
2. There shall be no more than one hundred (100) licenses in Multi-family Buildings or Structures available in the unincorporated Arapahoe County area, irrespective of location and proximity to other Short-Term Rentals.

Section VI. Denial of License

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

Section VII. Suspension or Revocation of License

- A. **Suspension.** The Director may suspend a Short-Term Rental license upon determining, by a preponderance of the evidence, that:
 1. This Ordinance has been violated on more than one occasion since the Short-Term Rental license was issued.
 2. The Local Responsible Agent or Owner's failure to be available as required herein.
 3. The Short-Term Rental Property is in violation of a building, fire, health or safety code adopted by the County, said determination being based on investigation by the Department, division, or agency charged with enforcing said code.
 - a. In the event of such a code violation, the Director shall promptly notify the Owner or, where applicable, the Local Responsible Agent of the violation and shall allow the Owner or Local Responsible Agent a ten (10) day period in which to cure the violation.
 - b. If the licensee fails to cure the code violation before the expiration of the ten (10) day period, the Director shall forthwith suspend the license and shall notify the licensee of the suspension.
 4. The Owner failed to pay property taxes due to the County for the property containing the licensed lodging unit.
 5. The Owner failed to pay the license application review fee and or annual license fee at the time of application or renewal.
 6. The Owner failed to apply for renewal of the Short-Term Rental license including completing a renewal application and paying the annual license fee.
 7. The Director may suspend a Short-Term Rental license for a period not to exceed ninety (90) days or until such time as the code violation or Ordinance violation

causing suspension has been corrected, whichever is later. If an enforcement or a revocation proceeding is commenced, the Short-Term Rental license shall remain suspended until the conclusion of said proceedings.

- B. **Revocation.** The Director shall revoke a Short-Term Rental Property License upon determining that:
1. The Short-Term Rental License has been suspended more than one time during a twelve (12) month period.
 2. A Licensee provided materially false or misleading information when applying for a license.
 3. A Licensee allowed Short-Term rental occupancy during a period of time when the license was suspended.
 4. Any fact or condition exists that, if it had existed or had been known to exist at the time of the application for the license, would have warranted the denial of the license.
- C. Revocation of a Short-Term Rental License shall be for a minimum of one-year during which time the lodging unit shall be ineligible for use as a Short-Term Rental Property. Any subsequent reinstatement shall require a new application and will be subject to meeting all applicable licensing requirements including separation requirements.
- D. In accordance with the authority conferred by C.R.S. § 30-15-401(1)(s)(III), a vacation rental service shall not display or advertise any rental listing of any Short-Term Rental Property in unincorporated Arapahoe County during any term of suspension of the license for such property and shall remove all rental listings for any unlicensed property or property for which a Short-Term License has been revoked from its website or other digital platform upon written notice from the County to the vacation rental service. Such notice shall identify the property address and owner, and shall state the grounds for requiring removal and, for any suspension, the dates of such suspension.

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

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

Section IX. Fees

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

Section X. Violations, Penalties and Enforcement

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

Section XI. Severability

Should any section, clause, sentence, or part of this Ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair or

invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section XII. Effective Date

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

CERTIFICATE

It is hereby certified that the foregoing Ordinance No. 2025-xx was introduced and read and at the regular meeting of the Board of County Commissioners on [date] and a public hearing was set and noticed for [date] (Resolution No. 25-xxx), and Ordinance No. 2025-xx, as read, was published in full in the Littleton Independent, the Englewood Herald, and the Centennial Citizen, newspapers of general circulation in Arapahoe County, on [date], and thereafter the public hearing for adoption of the Ordinance was held on [date] and on that date Ordinance No. 2025-xx was adopted pursuant to Resolution No. 25-xxx and was published by title in accordance with CRS 30-15-405 in the above Newspapers on [date]. The effective date of Ordinance 2024-02 as necessary for the immediate preservation of the public health, safety, and welfare is [date].

BOARD OF COUNTY COMMISSIONERS

By: Leslie Summey, Chair

Attest: _____
Joan Lopez, Clerk and Recorder and Clerk to the Board

INTRODUCED AND READ ON FIRST READING on _____ (Resolution No. 2X-XXX)
and ordered and published in full in the Littleton Independent, the Englewood Herald, and the
Centennial Citizen on _____.

ADOPTED ON SECOND AND FINAL READING on _____ (Resolution No. 2X-
XXX) and ordered published in full in the Littleton Independent, the Englewood Herald, and
the Centennial Citizen on _____.

Effective Date: _____, 202X

JOAN LOPEZ
Arapahoe County Clerk and Recorder and Clerk to the Board

By: _____