



Board Summary Report

File #: 26-167

Agenda Date: 3/31/2026

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To: Board of County Commissioners

Through: Ron Carl, County Attorney

Prepared By:

Matt Hader, Senior Assistant County Attorney, County Attorney's Office
Caitlyn Mars, Zoning and Weed Control Manager, Public Works & Development

Presenter: Matt Hader, Senior Assistant County Attorney, County Attorney's Office

Subject:

First Reading of Arapahoe County Ordinance No. 2026-001 - An Ordinance Regulating Short-Term Rental Properties in Unincorporated Arapahoe County

Purpose and Request:

The purpose of this General Business Item is for the first reading of the proposed Arapahoe County Ordinance No. 2026-01 enacting regulation on the short-term rental of residential property in unincorporated Arapahoe County. This is the first step in the required statutory process for a county to adopt the ordinance. The next step will be to publish the proposed ordinance and then to hold a hearing on the adoption of the ordinance.

Alignment with Strategic Plan: Choose an item.

Background and Discussion: The proposed Ordinance No. 2026-01 is presented for a first reading in conformance with statutory requirements. This ordinance will enact regulations on the short-term rental of property as authorized pursuant to C.R.S. §30-15-401(s) as amended by HB23-1287.

The proposed Ordinance makes the short-term rental of property, defines as rentals for less than 30 days, unlawful without a County issued license. The licensing structure requires that the underlying lodging unit to be used as a short-term rental be the primary residence of a person, be it the owner or an authorized lessee, in order to be eligible for a license. Terms and conditions for license eligibility are extensive and parking plans, life safety standards, renter signage, and neighbor notifications.

All licenses will be issued for a one-year term and are subject to annual renewal and associated renewal fees. From an operational perspective, the ordinance includes occupancy limits, and restrictions on noise, camping, and vehicular use among other items. Short-term rental operators are required to be available to respond to the property within sixty (60) minutes (which may occur through the Owner's Local Responsible Agent). Advertisements for short-term rentals are regulated consistent with state statute.

The Ordinance contains a separation requirement of 500-feet between STR's applicable to certain single-family home construction types. For multifamily structures, the Ordinance contemplates a license cap at one hundred (100) licenses. Exemptions have been created to certain regulatory provisions for pre-existing short-term rental property operators.

The Ordinance provides for due process where there are violations, extending to license denial and license revocation.

Alternatives: The BOCC could elect to not proceed with the first reading of the ordinance. Alternatively, the BOCC could give alternate direction prior to first reading of the ordinance.

Fiscal Impact: The regulation of short-term rentals involves a licensing process that will include the review of applications and the inspection of properties. Fees associated with licensing are intended to cover the costs of the licensing process. At this time, staff believe that fee will allow this licensing process to occur in a cost-neutral manner.

Alignment with Strategic Implementation Strategies: N/A.

Staff Recommendation: Staff recommends that the Board of County Commissioners adopt the resolution setting a public hearing on the proposed Short-Term Rental Ordinance for April 28, 2026, at 9:30 a.m.

Concurrence: The proposed ordinance was developed through a collaborative process between the Arapahoe County Public Works and Development Department, Planning Division, and the County Attorney's Office. Other agencies, including Arapahoe County Public Health, the Arapahoe County Sheriff's Office, and local fire protection districts, were consulted for their subject matter expertise. Feedback from the Board of County Commissioners during multiple study sessions also played a key role in shaping the ordinance.