

	Austin	Boulder	Colorado Springs	Denver	Kansas City	San Antonio	Santa Fe	Taos
REGISTRATION								
STR Definition	<p>A residential dwelling unit or accessory building</p> <p>Three (3) types identified:</p> <ul style="list-style-type: none"> ▪ Type 1 (Owner-occupied as primary or secondary residence) ▪ Type 2 (Not owner occupied in a single family or duplex unit) ▪ Type 3 (Not owner-occupied in a multi-family unit) <p>Length of stay is < 30 days</p>	<p>A residential dwelling that serves as a primary residence or accessory unit on the same parcel</p> <p>May not be dwellings owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as healthcare facilities</p> <p>Length of stay is < 30 days</p> <p>An accessory unit may not be rented for more than 120 days in any calendar year; there is not limit on the primary unit</p>	<p>A residential dwelling unit</p> <p>May not be dwellings owned by the federal government, the state or the City, or any of their agencies, or facilities licensed by the state as healthcare facilities</p> <p>Length of stay is < 30 days</p>	<p>A residential dwelling unit</p> <p>The rental property must be used as a primary residence</p> <p>Length of stay is < 30 days</p>	<p>A residential dwelling unit</p> <p>Historic landmarks and properties in historic districts must obtain a special use permit</p> <p>Length of stay is < 30 days</p>	<p>Two (2) types identified:</p> <ul style="list-style-type: none"> ▪ Type 1 (Owner-occupied) ▪ Type 2 (Not owner-occupied) <p>Length of stay is 12 hours-30 days</p>	<p>A primary dwelling unit or accessory dwelling unit in a residentially zoned area</p> <p>Resort units, non-residentially zoned units, and commercially zoned units are also eligible but require registration in addition to permit</p> <p>Length of stay is < 30 days</p> <p>No more than one rental is allowed within a seven (7) consecutive day period</p>	<p>A privately owned residential dwelling, such as, but not limited to, a single-family detached or multiple-family attached unit, apartment, condominium, cooperative apartment, duplex, or any portion of such dwelling rented for occupancy for dwelling, lodging, or sleeping purposes</p> <p>Length of stay is < 30 days</p>
Host Occupancy Requirements	<p>Owner occupancy is not required</p>	<p>Rental property must be the owner's primary residence or an accessory unit on the same parcel</p> <p>A primary residence means that the owner occupies the dwelling for more than one half of the year</p>	<p>Permits are issued to the owner of the property but may be managed by a third party on behalf of the owner</p>	<p>Rental property must be a primary residence</p> <p>Property owners and long-term renters (with permission from landlord) may apply for a permit</p>	<p>To be considered owner-occupied, the property must be occupied a cumulative minimum of 270 days per year</p> <p>Carriage houses (or accessory units) may be approved for owner occupied status as long as the principal building is owner occupied</p>	<p>Owner occupancy is not required</p>	<p>Ordinance does not address owner occupancy</p>	<p>Ordinance does not address owner occupancy</p>
Length of Permit or License	<p>1 year</p>	<p>4 years</p>	<p>1 year</p>	<p>1 year</p>	<p>1 year</p>	<p>3 years</p>	<p>1 year</p> <p>Issued on an annual basis per calendar year</p>	<p>1 year</p>

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Registration Submission Requirements	<ul style="list-style-type: none"> ▪ Application ▪ Certificate of occupancy ▪ Drivers' license ▪ Approved life-safety inspection ▪ Proof of payment of city hotel occupancy tax (if applicable) ▪ Proof of insurance 	<ul style="list-style-type: none"> ▪ Application ▪ Affidavit of STR license agreement of occupancy limits and requirements ▪ Business license ▪ Life safety compliance ▪ Affidavit of legal residency ▪ Two (2) local contacts within 60 minutes of the property 	<ul style="list-style-type: none"> ▪ Application ▪ Self-inspection checklist signed by the property owner ▪ Proof of sales tax license (not required if the STR is only listed on Airbnb) ▪ Signed statement of understanding of rules and regulations ▪ 24-hour contact that can respond with one (1) hour 	<ul style="list-style-type: none"> ▪ Application ▪ Contact information ▪ Tax account numbers ▪ Business license ▪ Documentation to demonstrate proof of primary residency may be requested 	<ul style="list-style-type: none"> ▪ Application ▪ Special use permit application (if applicable) ▪ Notarized affidavit from owner of property (unless host is the owner of record) ▪ Adjacent owner consent application ▪ Certification that property is in compliance with property maintenance, building, electrical, mechanical, and plumbing codes ▪ Proof of insurance 	<ul style="list-style-type: none"> ▪ Application ▪ List of owners and agents ▪ Sketch or narrative of the location (including parking) ▪ Sketch or narrative to identify sleeping areas and evacuation routes ▪ Proof of registration with city finance department and hotel occupancy tax collection ▪ 24-hour contact ▪ Proof of insurance 	<ul style="list-style-type: none"> ▪ Application ▪ Proof of ownership ▪ Site plan (including parking) ▪ Business registration ▪ Inspection for compliance with zoning, water, and fire ▪ Sample neighborhood notification letter ▪ 24-hour contact ▪ Proof of insurance 	<ul style="list-style-type: none"> ▪ Contact information for owner and (if applicable) agent ▪ Number of bedrooms and occupancy ▪ Site plan narrative regarding use ▪ Definition of any usual traffic, noise, lighting or other potential disturbances ▪ Business permit ▪ "Other information as the code administrator or designee deems reasonable necessary to administer this section"
Registration Fees	<p>\$550</p> <p>\$50 neighbor notification fee is required for first time applicants</p>	<p>\$105</p> <p>Application must be accompanied by a business license which may be acquired through the STR application for an additional \$25</p>	<p>\$119</p>	<p>\$25 for STR license</p> <p>\$50 for lodgers' tax ID</p> <p>Cost was intentionally kept low to bring all STR operators into a regulatory system</p>	<p>\$259</p> <p>Hosts in historic districts must apply for a special use permit (\$596)</p>	<p>\$200</p>	<p>\$100 one time application and processing fee</p> <p>\$35 business registration fee</p> <p>\$100 for resort units and non-residential or commercial zones</p> <p>\$325 for accessory dwelling units and residential units</p>	<p>\$300</p>
Renewal Details	<p>Annual</p> <p>\$300 fee</p>	<p>Every four (4) years</p> <p>\$105 fee</p>	<p>Annual</p> <p>\$119 fee</p>	<p>Annual</p> <p>No fee specified in ordinance</p>	<p>Annual</p> <p>\$175 fee</p>	<p>Every three (3) years</p> <p>\$100 fee</p> <p>Must submit changes or a signed statement affirming that no changes have been made to the property during renewal</p>	<p>Annual permit fee mentioned but not specified in the ordinance</p> <p>Affidavit for compliance with fire regulations must be resubmitted</p> <p>If not renewed by April 15, permit expires and a new application is required</p>	<p>Annual</p> <p>No fee specified in ordinance</p>

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Insurance Requirements	Proof of insurance must include declarations, information, or summary pages from policy	Not specified in the ordinance	Liability insurance in the amount of no less than \$500k Not required if reservations are made through a hosting platform that extends similar or greater coverage	Liability insurance to cover bodily and property damage; licensees certify under penalty of perjury	Liability in the amount of no less than \$300k	Liability insurance in the amount of no less than \$500k and \$1mil aggregate	Proof of insurance must identify property as a rental unit Liability insurance in the amount of no less than \$300k	Not specified in the ordinance
REGULATIONS								
Zoning Restrictions	Allowed in all residential zones	Allowed in all residential zones	Allowed in all residential zones Allowed as an accessory unit Limit one (1) STR within a lawful dwelling and maximum four (4) STR units per property For condominiums or buildings held in similar common ownership, each owner is limited to two (2) STR units per property Must be in compliance with building, setback, and other codes or requirements	Allowed in all residential zones (residential and mixed use) Permitted as a secondary use conducted in a home Mobile homes, RVs, or travel trailers may not be operated as STR units	Only one (1) unit or 25% of all units in a multi-family structure may be used for STR The same host may not have more than four (4) STRs in the same multi-family structure Not allowed in low density single family zones but existing STRs were allowed to be grandfathered into compliance Historic landmarks and properties in historic districts must obtain a special use permit	Not allowed in industrial zones Density limits apply to Type 2 (not owner-occupied) STRs: ▪ No more than 12% of the block face in single family residential zones may be used for STR ▪ No more than 12.5% total of units on a property in commercial or multi-family residential zones may be used for STR No density limits for Type 1 (owner-occupied) STRs	Allowed in all residential zones Resort units, non-residentially zoned units, and commercially zoned units are also eligible but require registration in addition to permit Permits may not be issued for more than two (2) STRs directly adjoining each other on a residentially zoned street No permits will be issued to properties which have covenants that prohibit STRs	Not allowed in areas zoned for agriculture and light manufacturing
Display of Permit	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials	Permit number required on all marketing materials
Required Inspections	Approved life-safety inspection must be submitted with application	No required inspections	Safety inspection certification must be submitted with application	No required inspections	Must agree to and allow inspection for compliance with fire, public safety, health/sanitation, and other city code compliance upon reasonable notice	Initial inspection is conducted by city development services to verify compliance with codes and ordinances STRs may be subject to an inspection during renewal or if a violation is suspected	Inspection for compliance with zoning, water, and fire conducted by zoning inspector and fire inspector	Must submit proof of fire inspection On-site inspection may be required

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Occupancy Limitations	Less than ten (10) adults at one time or six (6) unrelated adults Property must be in compliance with any limits in the building code	Must not exceed the occupancy permitted by zoning district: three to four (3-4) persons of a family and two (2) additional persons An accessory unit is limited to family members or two (2) unrelated adults	Purposefully not specified in ordinance Topic continues to be discussed by the STR steering committee	STR hosts may set their own occupancy maximums There is no city-imposed maximum	Limited to eight (8) guests No more than two (2) persons per bedroom	Limits defined by property maintenance code	Two (2) persons per bedroom	Two (2) persons per bedroom Daytime occupancy not to exceed twenty (20) daytime guests for five (5) bedrooms or more
Fire Safety	Renters must be notified on regulations related to burn bans	Fire extinguisher and smoke detectors are required	Renters are encouraged to consult city website regarding relevant burn bans	Fire extinguisher and smoke detectors are required	Fire extinguisher and smoke detectors are required	Fire extinguishers must be mounted within 75ft of all portions of the unit on each floor Smoke detectors are required Owner is responsible for obtaining annual independent inspections for fire extinguishers	Portable fire extinguisher must be mounted in a visible location and serviced annually Single station smoke detectors must be provided in all sleeping areas Compliance with fire code requirements is reviewed on an annual basis Ordinance also refers to electrical safety	Not specified in ordinance
Carbon Monoxide	Not specified in ordinance	CO detector is required	Not specified in ordinance	CO detector is required	CO detector is required	CO detector is required	Not specified in ordinance	Not specified in ordinance
Noise Control	No sound equipment that produces sound in excess of 75 decibels at the property line between 10am and 10pm Use of sound equipment that produces sound audible beyond the property line between 10pm and 10am is prohibited	Not specified in ordinance	Tenants shall abide by applicable ordinances	Not specified in ordinance	Not specified in ordinance	No excessive noise or disturbance in outside areas including decks, portals, porches, balconies, patios, hot tubs, pools, saunas, or spas Occupants must comply with quiet hours and noise restrictions defined in the city ordinance	Noise and other disturbances outside of the unit are prohibited after 10:00pm including decks, portals, porches, balconies, or patios	Occupants must comply with noise regulations and will be cited or fined if violated
Signage	Signage is not permitted	Not specified in ordinance	Not specified in ordinance Should the issue arise, the city would refer to codes that allow signage for home occupations	Only one non-animated, non-illuminated sign is allowed on the property to identify it as a STR	No exterior evidence that the property is being used as a STR is allowed Signage is not permitted	Advertising signs are not permitted but a nameplate, not to exceed one (1) square foot, attached flat to the main structure is permitted	Not specified in ordinance	Signage and other advertising mechanisms are not permitted

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Parking	Not specified in the ordinance	Limited to the number of off-street parking spaces required in the zoning district One (1) additional off-street parking space is allocated for an accessory unit regardless of STR operation	Driveways must be utilized first; overflow may be directed to the street where permitted Parking on site in non-driveway areas is prohibited	Not specified in ordinance	Not specified in ordinance	Must comply with city code: minimum one (1) vehicle space per unit, no maximum indicated Yards, public right-of-way, and/or access easements may not be utilized to meet required parking requirement	Off-street parking must be provided and must meet the requirements of the parking code: One (1) parking space is required for one bedroom, two (2) spaces are required for two or more bedrooms Recreational vehicles may not be parked on the street	Parking must be entirely on-site in a garage, carport, or driveway STRs in commercial zones may need to submit parking plans
Trash/ Waste Management	Renters must be notified about regulations related to trash	Not specified in ordinance	Owner must maintain weekly trash collection services Outdoor bins must be screened from public view or kept inside a garage or other structure	Not specified in ordinance	Not specified in ordinance	Tenants must be notified via indoor post about trash pickups and property cleanliness	Owner must notify tenants about relevant ordinances	Disposal information must be included in renter notification Trash shall not be stored in public view (expect in proper containers)
Available for Party Rental	Weddings, bachelor or bachelorette parties, concerts, sponsored events or any similar group activities other than sleeping are prohibited between 10pm and 7am	Not specified in ordinance	Use of STR for commercial or large social events, like weddings, is prohibited	Rental of a dwelling unit for commercial events (including parties and weddings) is prohibited Private parties are allowed Parties and the presence of party buses on residential streets have been the primary complaint from neighbors to the city	May not be used for receptions, parties, meetings, or similar events	Not available for parties or commercial events	Properties located in residential zones may not be rented for commercial activities or events Gatherings in excess of three (3) times the number of legally allowed occupants is prohibited	STR may be rented for parties but should be in compliance with daytime occupancy limits per building codes

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Sleeping Area Requirements	Not specified in ordinance	Not specified in ordinance	Sleeping areas may not be in non-residential areas within buildings and accessory structures	Not specified in ordinance The city is aware that air mattresses and other temporary beds are used to provide additional sleeping occupancy	Map of evacuation routes must be posted in sleeping areas within multi-family structures	Evacuation plans must be posted in all sleeping areas All sleeping areas must have an emergency escape Non-compliant areas must remain locked when dwelling is being used and should not be included in max occupancy calculation No outside sleeping spaces may be available for rent No overnight sleeping outdoors is permitted	In addition to an exit door, each room must have a second exit that leads directly outside Release mechanisms shall be installed on any bars and grills covering doors or windows	Not specified in ordinance
Emergency Contact Requirements	A license holder must identify an individual who lives within the metro area to respond within two (2) hours of an incident or emergency	Two (2) local contacts located within 60 minutes of the property must be listed on the permit application	A 24-hour contact person must be available to respond to complaints and emergencies within one (1) hour	Not specified in ordinance	A 24-hour contact person must be available to respond to complaints and emergencies	A 24-hour contact person must be available to respond to complaints and emergencies	24-hour contact must be listed on the permit application	Owner or agent must be available to respond to any and all conflicts
Neighbor Notification	Area residents are notified about the STR by the Planning & Development Review Department	A map of licensed STRs is available online	Neighbor notification is recommended A sample notification letter is available on the city website and features space to include two (2) local contacts and the permit number for the STR	Not specified in ordinance Not required but the city is interested in pursuing mandatory notification	All STR owners must notify adjacent property owners	Neighborhood notification is encouraged but not required	Property owner is required to notify neighbors located within 200-feet of the short term rental via mail within 10 days of permit issuance A sample notice is submitted with application	Not specified in ordinance

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Other Neighborhood Protections	<p>Ordinance sets limits on the distance between STRs (set by census tracts)</p> <p>Residents may report violations using 311 services</p> <p>Renters receive notification related to regulations on noise, water, burn bans, and trash</p>	<p>Only allowed at the owner's primary residency</p> <p>Property must meet minimum regulations on habitability, health, and life-safety according to building codes</p>	<p>"Good Neighbor" guideline flier for renters is available on the city website</p> <p>Guidelines flier includes emergency contact information, city permit number, and notices on noise, events, parking, burn bans, and wildlife</p>	<p>Overall character of the property may not be changed</p> <p>The property must still look and feel like a residence</p>	<p>Off-site owners must secure consent of 55% of adjacent property owners or apply for a special use permit</p> <p>Residential architecture and appearance of the structure may not be changed to commercial but a separate entry for the STR may be permitted</p> <p>Property owner and rental platform(s) must maintain records regarding complaints from guests, local residents, nuisance activity, or sanitary, health, or life-safety conditions</p>	No additional notes	<p>Permits may not be issued for more than two (2) STR directly adjoining each other on a residentially zoned street</p>	<p>Residential character of the residence may not be changed (by color, materials, lighting, or signage)</p> <p>The owner must ensure that renters "do not create unreasonable noise or disturbances, engaged in disorderly conduct, or violate any applicable rule"</p>
ADMINISTRATION								
Taxes	Required to pay hotel occupancy taxes	Required to pay excise tax of 7.5%	Sales tax license is required	<p>Required to pay lodgers' tax of 10.75%, occupational privilege tax, sales tax (if applicable), business personal property tax, and any others associated with the STR operation</p> <p>Licensee must possess a valid lodgers' tax account</p>	All STR operators must obtain a business license and pay appropriate taxes	Required to pay hotel occupancy taxes	Required to pay all applicable local, state, and federal taxes including lodgers' tax, gross receipts tax, and income taxes	<p>Required to pay lodgers' taxes at a rate of 5% of gross taxable rent</p> <p>Tax information must be submitted during registration</p>

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Tax Reporting & Payment	Hotel occupancy taxes must be paid to controller's office	Tax and licensing division sends tax returns on quarterly basis that are due on the twentieth (20th) of the following month	Not specified in the ordinance	<p>Lodgers' tax returns may be filed on an annual, quarterly, or monthly basis; filing frequencies are based on monthly tax liability</p> <p>Business personal property tax is paid annually</p> <p>Other taxes (including sales) should be paid in accordance with the sales tax license to the treasurer's office</p> <p>Airbnb collects city lodgers' tax on sales but hosts do not need to collect on that or any other platform</p>	Property owner and rental platform(s) must maintain record required by city	<p>Failure to pay within 90 days of delinquency notice will result in revocation of permit</p> <p>Hotel occupancy taxes are released to fund earmarked for tourism efforts</p>	<p>Owner must make all records related to STR operation available to the city</p> <p>Owner/operator must report to the Land Use Department on a monthly basis via a form provided by the city</p>	<p>Must make a report by the 25th day of each month via forms provided by the cashier's office</p> <p>Must provide information to enable town to audit the report, varied by oath</p>
Staffing	Not specified in ordinance	<p>Two (2) positions are dedicated to STR administration within the Planning & Development Department: Permit Manager and Code Enforcement Coordinator</p> <p>There is one full time staff dedicated to enforcement but additional staff enforce STR regulations</p>	<p>Two (2) new positions were created within the Planning & Development Department: Permit & Program Coordinator and Code Enforcement Coordinator</p> <p>New staff began in January 2019 and are still in training</p>	<p>Department of Excise and Licenses houses one (1) full time employee to oversee STR permitting and enforcement</p> <p>The city has a contract with Host Compliance, a private company that identifies unlicensed STRs, issues citations and notifications, and tracks enforcement procedures</p>	<p>Department of Planning & Development 's Development Management Division absorbed the workload required to accept and process applications, prepare and maintain list of all STRs, and report violations to the enforcement division</p> <p>The city recently entered into a contract with a private company (unnamed) that identifies unlicensed STRs</p>	<p>Development Services Department processes applications and conducts initial inspections</p> <p>The Board of Adjustment (a staff of three (3) planners located within Development Services) has recently absorbed the duties for application processing</p> <p>Code Enforcement investigates complaints and violations</p> <p>The city recently signed a contract with Host Compliance to identify non-compliant STRs and assist with application processing</p> <p>There is no staff dedicated solely to administration or enforcement related to STR</p>	<p>Land Use Department staff implements, manages, and enforces the ordinance</p> <p>There is a Santa Fe Short-Term Rental Office</p> <p>Required inspections are conducted by zoning inspector and fire inspector</p>	Not specified in ordinance

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Steering or Advisory Committees	Not specified in ordinance	Not specified in ordinance	<p>A steering committee meets quarterly and will continue to meet</p> <p>Committee consists of city officials and employees, professional STR hosts, and non-professional STR hosts</p>	<p>The Short-Term Rental Advisory Committee (STRAC) meets quarterly to provide guidance and recommendations to Excise and Licenses on administration, enforcement, and other policies pertaining to STR licensing</p> <p>Members of the STRAC consist of short-term rental hosts, non-hosts, neighborhood representatives, industry stakeholders, and city elected officials</p> <p>There are representatives from Airbnb and the Hotel Lobby on the committee but neither attend regular meetings</p>	<p>Interviewee expects that the ordinance will go through another review or update in the next 3 years or so with assistance from an Advisory Committee</p>	<p>A task force was assembled to develop the ordinance but was discontinued</p> <p>The task force was comprised of short-term rental hosts, neighborhood representatives, industry stakeholders, and city elected officials</p> <p>The task force or an advisory committee will reconvene within six (6) or seven (7) months to assess the ordinance and operations thus far</p> <p>The city regularly reviews development ordinances and codes every five (5) years and are scheduled for review in 2020</p>	Not specified in ordinance	Not specified in ordinance
Fees Generated from Application	Not specified in ordinance	<p>Fees are released to the Planning Department</p> <p>Business license fees are released to the Finance Department.</p>	<p>Fees are released to the General Fund but are allocated to a specific account for STR operation</p> <p>Fees are intended to sustain two (2) staff positions</p>	<p>Fees are released to the General Fund</p>	<p>Fees are released to the General Fund</p>	<p>Fees generated are released to a Development Services enterprise fund</p>	<p>Revenue from fees are used only to administer, manage, and enforce ordinance</p>	Not specified in ordinance
Application Process Challenges	No notes	<p>Proof of residency has been a challenging requirement for the city; many applicants actually live out of state and try to get around this requirement</p> <p>A notable number of incomplete applications come in on a regular basis; the city has amended forms several times for clarity</p>	<p>Application process opened on January 1, 2019</p>	<p>A recent audit showed that the majority of lodger's tax and identification numbers were invalid (possibly due to confusion)</p> <p>Issues include: multiple people sharing the same numbers, multiple licenses issued to the same applicant, and violations of the primary residence requirement</p>	<p>The city believes that a very small number of operating STRs have applied for a permit (around 10%)</p> <p>Applicants frequently utilize the wrong forms or are confused about the process</p>	<p>The city is currently using paper applications for permits but plans to switch to electronic registration with the assistance of Host Compliance</p>	No notes	No notes

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Enforcement	<p>Code official may deny application for renewal or suspend license for repeat offenders</p> <p>Unlicensed short-term rentals may not advertise; violators could be subject to fines up to \$2000/day</p>	<p>Civil penalty for violations</p> <p>Revocation of rental license is a penalty</p> <p>Violations reported to the city</p>	<p>The City Manager, Planning Commission or City Council shall have the authority to initiate nuisance abatement</p> <p>The Manager is authorized to initiate permit suspension or revocation against a property owner by issuing a notice to show cause</p> <p>The Planning Commission shall hold a public hearing on allegations contained in a notice; notice to show cause will be served on the owner no less than ten (10) days prior to the scheduled hearing</p> <p>Violations are considered a criminal offense if not amended in accordance with the ordinance</p>	<p>Director of Excise & Licenses has authority to issue penalties, fines, suspensions, or show-cause hearings</p> <p>Whether or not a violation is considered civil or criminal is at the discretion of the Compliance Program Administrator</p> <p>On January 8, there was a hearing to establish additional rules and disciplinary actions related to STR licenses. City will track and monitor complaints</p> <p>Fines up to \$999/incident</p> <p>License revocation can occur at anytime if STR is in violation</p>	<p>Permits may be denied, suspended, or revoked in the determination of the City Planning and Development Director or if owner or property does not comply with city ordinances and codes</p> <p>The city has received over 1,000 zoning complaints related to STRs in the last year</p>	<p>Failure to renew within the annual deadline is considered a violation</p>	<p>Land Use Director shall give the owner a written notice of violation and corrective action must be taken within 15 days</p> <p>Permits may be revoked if STR is not in compliance</p> <p>Those operating without permit are subject to penalties, property liens, and/or prosecution</p> <p>The fine for operating without a permit is \$500 and \$250 for each day of expiation thereafter</p>	<p>Code Administrator has the authority to impose additional conditions, modifications, suspension, and/or revocation of permit and affiliated licenses</p>
Appeal Process	Yes	Not specified in ordinance	Yes	Not specified in ordinance	Not specified in ordinance	Not specified in ordinance	Not specified in ordinance	No
Other	<p>The city plans to discontinue Type 2 rentals (by April 2022)</p>	<p>No more than one (1) STR license per person will be issued</p> <p>A main dwelling and accessory unit may not be listed separately</p> <p>Owner may not hold a short term and long term rental license concurrently but may switch back and forth</p>	<p>No meals may be served by owner or agent</p>	<p>Staff estimated that over 60% of his time was spent responding to violations of the primary residency requirement</p> <p>Host not required to be present but must leave a welcome packet</p> <p>Many regulations are not listed in the ordinance because the city did not envision such problems or concerns</p>	<p>No meals or food may be provided</p> <p>The city spent three (3) years in public hearings related to the STR ordinance; the greatest concerns and fears residents had did not come to fruition</p> <p>The city spent a year conducting outreach regarding registration through newspaper and television media outlets</p> <p>A battery powered portable flashlight, lantern or alternative emergency lighting device is required</p>	<p>The city spent over two (2) years developing the ordinance</p> <p>The city recommends soliciting feedback from current STR hosts via popular host platforms like Airbnb and VRBO; the platforms also provided feedback and information</p>	<p>Real estate agents are required by law to provide prospective buyers a current copy of the STR ordinance</p> <p>STR must meet water conservation requirements including low flow toilets and shower heads, no leaks, and pool/spa covers</p>	<p>No additional notes</p>