

Jefferson Community Meeting 10/7/24: STR Ordinance Discussion

- Eligibility:
 - Minimum distance requirements: businesses buying up multiple properties in a given area
 - Size of the property: septic-driven occupancy limits, trespassing violations when not in compliance
 - Proximity to neighbors: not a primary concern
 - Incidence of complaints: unanimously the biggest factor/priority - 3 strikes:
 - Septic
 - Fire violation
 - Loose dogs
 - Trash
 - Over-occupancy
 - Noise
 - Snow removal
 - Trespassing
 - Wildlife harassment/illegal hunting
 - Parking violations
 - Listing an unlicensed STR
 - % of housing stock owned by locals: considered not critical given other requirements
 - % of housing stock with STR license:
 - Unclear what the cap should be, but agreed no more than 10-15%
 - First in, first out licensing
 - Other ideas and considerations from the community:
 - Increase the license fee to front-load funding for road & bridge, EMS, LEO, ROW and other community services and agencies impacted by STRs. Community agreed the license fee should be at least \$1500.
 - STR owners should have to provide proof at time of application that they or a designated person (property manager, neighbor, etc.) is 60 mins or less away from the property and is able to respond to issues and complaints from renters.
 - Recommend a surcharge, fee or fine for use of emergency services resulting from negligence, issued to the property owner.
 - STRs should be subject to a lodging tax remitted to the county.

- In order to renew an STR license, the property owner should be required to provide proof that the appropriate taxes were collected and remitted to the county.
 - Incentivize “good” STR owners after 3 years of no complaints or violations by waiving most of the required documentation for license renewal.
 - Incentivize reporting of property transfer/sale and cancellation of license by refunding a prorated amount of license fee to the property owner. (Currently the fee is classified as a non-refundable application fee, can this be changed?)
 - Require a conditional use permit (as opposed to commercial zoning) in conjunction with the STR license.
- Management Questions:
 - Owners → responsible first → Mgmt company → renters
 - Property management should be required
 - Proper notification + in rental agreement – lights off, trash, vehicle requirements, etc.
 - Fine to property owner – owner deals with the mgmt company
 - Require renters to check in w/ mgmt. company & p/u key – HOA
 - Property owner ultimately responsible
 - License management companies – accountable and doing a good job – weeding out bad companies
 - Annual inspections – water CDPHE – water testing? Safety issues?
 - Good neighbor list – in contract w/ fines in rental agreement
 - Reporting – STR – online likes – closed loop accountability – feedback
 - Track multiple property infractions – Bad owner – bad renter mktg company
 - Owner – 3 strikes – must take action – sheriff
 - Not list as income-generating property – realtors
 - Owner occupied – renter room – domestic
 - Commercial – rental – well license
 - Want county to have teeth and regulate + control business on residential property.
- Zoning Mechanisms:
 - Commercial – busy & business – OK for STR
 - Could be some residential impact near commercial – traffic
 - Density and impact on existing businesses – residents
 - Not change to residential, keep commercial
 - Better than residential – not fair to hotels – density - control

- Mixed-Use – impact on existing residents
 - Not turn 3-bedroom home into 10-room motel
 - Look at density
 - Long-term vs STR & midterm – better job at upkeep of home
 - Better than residential
 - Density control
 - Live on property & rent better scenario – expectation of busy traffic
- Agricultural – 35 acres+ & deal with wildlife – cattle – managed properly is a good buffer
 - Glamping – future discussion
 - Management & sized properly – limit bedrooms?
 - No problem – buffer for tranquility – house on lot
- Residential – look at neighborhood specifically - % of neighborhood complaints – need management and stop behavior
 - 3 strike rule if same repeat – or by severity of infraction
 - Noise – aware – for STRs – Big Bear CA – Ap – monitor noise
 - Should have commercial tax – property should be zoned commercial
 - Resort residential increases property tax – less than 32 days
 - Acre size – but on property line
 - Spacing – distance from next residential building 1 mile, 1 acre buffer, and spread from property line – next county – Jeffco or Summit – buffer
 - % of neighborhood – control + buffer