

ORDINANCE NO. _____

A REVISED AND RESTATED ORDINANCE REGULATING SHORT-TERM RENTALS IN PARK COUNTY

WHEREAS, the Board of County Commissioners has authority pursuant to C.R.S. Sections 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 of County Commissioners 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 and Park County; and

WHEREAS the Board of County Commissioners adopted Ordinance 20-03 recorded on 1/4/2021 to provide for the regulation of Short-Term Rentals and now wishes to revise and restate the Ordinance to update the Regulations; and

WHEREAS the Board of County Commissioners 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 Park County, Colorado.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, COLORADO AS FOLLOWS:

Section 1. Title and Purpose. The title of this Ordinance is the Park County Short-Term Rental Ordinance. The purpose of this Ordinance is to establish standards for lodging units rented for short-term stay in unincorporated Park County to safeguard public health, safety and welfare by regulating and controlling the use, occupancy, and maintenance of short-term rental properties.

Section 2. Authority. This Ordinance is authorized pursuant to Colorado Revised Statutes Section 30-15-401(1)(s).

Section 3. Scope. This Ordinance shall apply to short-term rental property, as defined herein, in all zone districts in unincorporated Park County. This Ordinance shall not apply to lodging services in hotels, motels, lodges or bed and breakfast establishments, or to properties with long-term leases.

Section 4. Definitions. As used in this Ordinance, unless the context otherwise requires:

A. A SHORT-TERM RENTAL UNIT (STR Unit): a building, structure, living space, residential dwelling unit or any room therein which is leased for lodging accommodations in periods of thirty (30) days or fewer. Temporary structures or camping structures like yurts, tents, tent type structures, or recreation vehicles cannot be used as an STR unit.

B. SHORT-TERM RENTAL PROPERTY (STR Property): A property that contains an STR Unit.

C. DEPARTMENT: The Development Services Department.

D. DIRECTOR: The Director of Development Services, or the Director’s designee.

E. LEASE: An agreement or act by which an owner gives to a tenant, for valuable consideration, possession and use of property or a portion thereof for a definite term, at the end of which term the owner has an absolute right to retake control and use of the property.

F. OWNER: The owner of an STR unit in unincorporated Park County who intends to lease or does lease the unit or portion of the unit as a STR Unit.

G. RESPONSIBLE AGENT: A management company or individual who is identified by a licensee as the licensee’s agent, and who is available 24 hours per day, 7 days per week to respond as the initial point of contact for the short-term rental unit with a maximum response time of (1) one hour.

H. RESPONSIBLE OWNER: An owner that has met the following requirements:

1. Has applied for and received a valid Park County Short Term Rental License
2. Has renewed the license in accordance with these regulations for each renewal period.
3. Has had no complaints or violations for the term of the license

Section 5. License Required It shall be unlawful for an Owner to lease or advertise for lease, or to permit the leasing or advertising for lease, of any short-term rental property within the County without a valid license for the same issued pursuant to this Ordinance.

Section 6. License Application; Term; Renewal; Non-Transferable

A. License application. Applications for a short-term rental license shall be submitted to the director by the Department’s approved method and the director shall accept incomplete applications Applications shall be made by the Department’s approved method, must provide the following information:

- i. The property address and parcel number for the STR Unit.
- ii. The full name, residential address, and telephone number for the applicant
- iii. The full name, business address and telephone number of the Owner(s) and Responsible Agent for the STR Unit, If the Responsible Agent is not the owner, the applicant shall provide a copy of the document designating the agent to act, as the representative of the applicant on issues related to the short term rental and agree that the Owner(s) and Responsible Agent shall comply with requirements and limitations of this Ordinance. ;
- iv. License application fees as provided by resolution of the Board of County Commissioners
- v. A copy of the Colorado State Sales Tax license showing the rental property location.
- vi. A copy of the information notices to Sections 7.N and 7.O that and proof that said notices have posted or placed on or in the subject property;
- vii. A parking plan that complies with the requirements of Section 7.H.2

- viii. An affidavit signed by the owner or authorized agent, and notarized under penalty of perjury, certifying that the STR Unit complies with the life safety standards set forth in Section 7.E, and that the information notices required by Section 7.N have been and will remain posted or placed at a conspicuous location on or in the STR Unit;
 - ix. If the on-site wastewater treatment system is undocumented in County records, the license application shall include an application for its registration and an inspection report prepared by an inspector certified by the National Association of Wastewater Technicians (or similar pre-approved certification) on forms provided by the County.
 - x. Such other information as the application form, as it may be amended from time to time, shall require; and
 - xi. Such other information determined necessary or desirable by the director to evaluate the compliance of the application and the proposed STR Unit with the requirements of this Ordinance including but not limited to planning and zoning requirements, building code and inspection requirements.
 - xii. The application shall not be deemed complete until all required information is submitted.
- B. Renewal Application. Applications for renewal of a short-term rental license shall be submitted to the Director by the Department's approved method and the director shall not accept incomplete applications. For a renewal application the applicant must provide the following information:
- A. License renewal fees as provided by resolution of the Board of County Commissioners
 - B. The information for renewal application will be posted on the county website
 - C. The applicant shall provide all information required in the renewal application posted on the County's website
- C. Completeness Determination: An application shall not be deemed to complete until all required information is submitted.
- D. Duty to Update. It is the duty of each licensee to ensure that the information provided in the application is always kept up to date. A licensee is required to provide updated information to the County within (10) ten days after the date upon which any information provided is no longer accurate.

Safety inspection. A safety inspection may be required for any STR Unit that was constructed prior to 2006. The inspection shall be completed prior to the issuance of a short-term rental license. The inspection will be conducted in accordance with inspection list and procedures provided by the Director.

- C. License Term and Renewal
- 1. A Short-term Rental License shall expire one calendar year after its issuance, or when title of the STR Unit transfers to a new Owner, whichever occurs first. Each change in ownership of STR Unit requires a new application and license .
 - 2. An application for renewal of a short-term rental license shall be submitted at least thirty (30) days and no more than forty-five (45) days prior to expiration of the existing license. Failure to file a renewal application at least 30 days prior to expiration of the existing license will result in the expiration of the license on the date listed on the prior license.

3. License and Renewal Types

- i. Original or New Owner License. A license issued to an applicant who has not previously held a license under this Ordinance, or who is applying as a new Owner of an STR Unit due to a change in ownership of the STR Unit. The term of the license shall be one (1) year from the date of issuance.
- ii. Standard Renewal License. A license issued upon renewal of a license, provided the applicant remains in compliance with this Ordinance and all other applicable requirements. The standard renewal license shall be valid for one (1) year from the date of renewal.
- iii. Responsible Owner Renewal License. A license valid for three (3) years may be issued to an applicant who meets the following criteria:
 1. Has held a license for at least two full license cycles (24 consecutive months)
 2. Has submitted a complete renewal application with all required documentation
 3. Has no record of violations of this Ordinance, enforcement actions, or founded complaints during the preceding license term; and
 4. Remains in full compliance with all applicable laws, regulations, and conditions of the license

The determination of eligibility for a Responsible Owner Renewal License shall be at the sole discretion of the Director based on review of compliance history and the submitted application materials.

- E. License Not Transferable. No license issued under this Ordinance shall be transferable and no license is valid for any person or entity other than the person or entity named the license.
- F. Responsible Agent Required. As a condition of receiving a License, each owner shall appoint a responsible agent for the STR Unit. The agent must be able to respond to the location within one(1) hour. The owner shall notify the director in writing of the appointment of a responsible agent within five (5) days of such appointment or modification of any such appointment and shall provide the responsible agent's name, address and telephone number. It is the owner's responsibility to update this information throughout the term of the license. The owner is the alternate responsible agent if the responsible agent cannot be contacted unless another alternate responsible agent is identified on the application. Note: The Owner(s) may appoint themselves as the responsible agent if they meet the Responsible Agent travel requirement.

Section 7. Requirements and Limitations. In addition to the other requirements of this Ordinance, an STR unit licensed pursuant to this Ordinance shall, as a condition of such license, be subject to the following requirements and limitations:

- A. Where a lot contains a single-family dwelling unit and a guest house, the owner is allowed to use only one or the other, but not both, as an STR Unit. No more than one STR Unit license shall be issued for a single lot.
- B. The owner or responsible agent is responsible for ensuring the STR Unit meets all applicable local, state and federal standards and regulations, including but not limited to the requirements and limitations of this Ordinance.
- C. No Short-term License shall be issued for rooms, structures, properties or uses that have not been issued a Certificate of Occupancy consistent with the proposed use.
- D. Life Safety Standards: Each STR Unit licensed under this Ordinance shall:
 - 1. Conform to the applicable requirements of the County's on-site wastewater treatment system regulations. No STR Unit license shall be issued for any STR Unit for which an on-site wastewater treatment system was not permitted and approved by the County for use consistent with the proposed use; or for which the inspection report required by Section 6.A.6 indicates that the system is not functioning properly or does not otherwise conform with applicable regulations. **The occupancy must not exceed the Soil Treatment Area capacity.**
 - 2. Not Allow buildings, structures or rooms shall not be used 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. **All Life Safety Items shall meet the County's current adopted ordinances and regulations.**
 - 4. Have smoke detectors, carbon monoxide detectors and fire extinguishers installed and operable per C.R.S. § 38-45-104.
 - 5. Have an operable toilet, sink, and either a bathtub or shower located within the same building, and every room containing a toilet or bathtub/ shower shall be completely enclosed by walls, doors, or windows that will afford sufficient privacy.
 - 6. Have electrical panels that are clearly labeled in English and are easily accessible.
 - 7. Shall not have any portable outdoor charcoal grills, fireplaces, fire rings, or any other ember-producing equipment on the premises.
 - 8. Provide in the lease with any lessee that the following are prohibited: campfires and the use of portable outdoor charcoal grills, outdoor fireplaces, or any other ember-producing equipment; Shooting of weapons for recreation; and the use of ATVs and other non-licensed vehicles on County roads or non-designated trails on private property.
- E. Trash Handling. There shall be enough trash receptacles to accommodate all trash generated by those occupying the STR unit. The Owner shall provide instructions on outdoor trash containers, storage, pickup locations, and times for trash pick-up. The instructions shall be posted in the STR unit. Where the STR Unit is served by curbside garbage pickup, the garbage can or similar receptacle shall be removed from public view the same day as pickup and there shall be no garbage can or similar refuse receptacle at the curb on any day except the day of

pickup. The Responsible Agent shall ensure that trashcans are returned to the STR Unit's storage after pickup.

- F. Occupancy. Occupancy for an STR Unit shall not exceed the design capacity of the on-site wastewater treatment system. The permitted occupancy shall be stated on the short-term rental license. It shall be unlawful for the owner of a STR Unit to allow the overnight occupancy of a STR Unit by more than the maximum number of people permitted by the license. The occupancy must not exceed the designed capacity of the Soil Treatment Area.
- G. Parking:
 - 1. The motor vehicles of all occupants of the STR Unit shall be parked only on the permitted and approved driveway of the STR Property. No motor vehicles shall be parked on the vegetated areas of the STR Property, or in the public right of way. While occupying a STR Unit, no person shall park in violation of this Ordinance or in violation of the parking plan.
 - 2. No privately owned, non-governmental vehicle with a passenger capacity of sixteen (16) persons or more shall be parked on the premises of a STR Property
 - 3. All provided parking spots shall match the approved parking plan.
- H. Noise. While occupying a STR Unit no person shall amplify music outdoors or make any noise the violate any provision of a County noise ordinance or C.R.S. Section 25-12-101, *et seq.*
- I. Camping and temporary structures. While occupying a STR Property as a short-term rental, no person shall construct or use any temporary structure or recreational vehicle or trailer, for overnight purposes.
- J. Fires and Grills. While occupying a STR Property as a short-term rental, no person shall make a campfire or use a portable outdoor charcoal grill, fireplace, or any other ember-producing equipment.
- K. ATVs, OHVs or other unlicensed vehicles. While occupying a STR Property property as a short-term rental, no person shall use an ATV, OHV and/or other non-licensed vehicle on any County Road.
- L. Shooting. While occupying a STR Property as a short-term rental, no person shall shoot a firearm or a weapon with a projectile that can cause harm to people or wildlife, for recreational purposes on the STR Property.
- M. Security Cameras. The Owner may install, use, or maintain security cameras for the purposes of personal safety and property protection. However, security cameras should not be installed, used or maintained in any location where individuals have an expectation of privacy. This includes but is not limited to: (1) bathrooms, (2) bedrooms, (3), shower rooms, (4) sleeping areas, or (5) any other area intended for personal privacy

- N. Renter Information-Posted on Signs within the STR Unit. An owner shall post and maintain a sign in a conspicuous location within each STR Unit that shall contain the following information:
1. An emergency evacuation plan
 2. The short-term rental license number
 3. The maximum number of people permitted for overnight occupancy
 4. Physical address number of the STR unit
 5. Contact information for law enforcement, fire, towing services and ambulance service in case of an emergency
 6. Correct and current contact information for owner and responsible agent, including a phone number for 24-hour response to emergencies
 7. Description of location of fire extinguishers, electrical panel, propane/natural gas shut offs on appliances, and a map showing emergency egress routes
 8. Good neighbor/renter guidelines regarding property boundaries, noise, parking, ATV/OHV use, trash handling, wildlife guidelines, and fire restrictions; and
 9. Any other information deemed necessary by the County to ensure the public's health and safety.
- O. Renter Information-Written Information. An owner shall place and maintain at a conspicuous location within in each STR Unit written information that provides:
1. The location, by description or depiction, for vehicle parking and maximum number of parked vehicles permitted for the property
 2. Alternative parking locations (if any) for extra vehicles
 3. The location of trash and recycling receptacles and the rules and regulations regarding the handling of the same
 4. Snow removal instructions or contact information the snow removal service
 5. Policies regarding noise
 6. Policies regarding pets and wildlife; and
 7. Applicable homeowners' association policies, if any, specific to the property.
- P. Advertising. All advertising for a STR Unit shall include a description of the STR Unit, including the permitted occupancy. Links are not to be rentable without an active STR license
- Q. Taxes. The owner or responsible agent shall collect and remit all applicable local, state and federal taxes on each STR Unit.
- R. Notice to Owner. Any notice required by this Ordinance to be given to an owner is sufficient if sent by electronic or first-class mail to the address provided by the owner on the most recent license or renewal application. Notice given to the Responsible Agent, by electronic or first-class mail to the address provided by the owner, shall also be sufficient to satisfy any required notice to the owner under this Ordinance.
- S. Owner liable. Compliance with, and ensuring compliance with, the requirements set forth in this Ordinance shall be a nondelegable responsibility of the owner of a STR Unit, and each

owner of a STR Unit shall be strictly liable for complying with, and ensuring compliance with, the conditions and limitations set forth in 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 STR units is in the interest of public safety. Therefore, whenever it is necessary or desirable to inspect to enforce the requirements of this Ordinance, an authorized county inspector may enter such STR unit at all reasonable times as scheduled with the owner or responsible agent to inspect the same for the purpose of enforcing such special conditions. Provided, that if such STR Unit is occupied, the authorized county inspector shall first present proper credentials and request entry, and if such STR Unit is unoccupied, shall first make a reasonable effort to locate the owner, the responsible agent, or other person having charge or control of the STR Unit and request entry. If such entry is refused, or if the STR Unit is locked, the authorized county inspector shall have recourse to every remedy provided by law to secure entry. When an authorized county inspector has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or any other persons having charge, care, or control of any STR Unit shall fail or refuse, after proper request is made as herein provided, to promptly permit entry therein by the authorized county inspector for the purpose of inspection of the STR Unit. No inspection warrant or permission shall be required for an authorized county inspector to enter and inspect a STR Unit in the case of an emergency involving the potential loss of property or human life.

Section 8. Denial of License.

- A. A short-term rental property license application shall be denied by the director based on any of the following grounds:
1. All applicable provisions of this Ordinance or any applicable County regulation or State law have not been met
 2. The required application fees have not been paid
 3. The application has not paid property taxes
 4. The application is incomplete or contains false, misleading or fraudulent statements
 5. Any reason that justifies denial of a license.
- B. In the event of a denial, the director shall mail or deliver to the applicant by electronic means a written order of denial stating the reason or reasons for the denial within ten (10) days of the denial.

Section 9. Revocation of License

- A. Revocation. The Director of Development Services may revoke a short-term rental property license upon determining that a licensee has
1. Been found in violation of any provision of the Ordinance on three(3) or more occasions within the last year
 2. Continued to operate the STR Unit under an expired or revoked license

3. Operated the business 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. In the event of such a code violation, the Director shall promptly notify the licensee of the violation and shall allow the licensee a twenty (20) day period in which to correct the violation. If the licensee fails to correct the violation before the expiration of the twenty (20) day period, the Director of Development Services shall forthwith revoke the license and shall notify the licensee of the revocation
 4. Failed to pay taxes due to the County
 5. Failed to pay the annual license fee
 6. Given false or misleading information in the material submitted during the application process
 7. Any fact or condition exists that, if it ha 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. When the director revokes a short-term rental license, the revocation shall continue for one (1) year, and the licensee shall not be issued a short-term rental license for one (1) year from the date revocation became effective.

Section 10. Appeal Hearing on Denial or Revocation.

- A. Appeal. An applicant or licensee may appeal a denial or revocation of his or her short-term rental license to the hearing officer designated by the Board of County Commissioners and shall be entitled to a hearing before the hearing officer. Said appeal shall be made in writing, stating the grounds for appeal, within five (5) working days of the decision of the director. In the event of a suspension or revocation hearing, the business may continue to operate during the hearing process.
- B. Hearing. At the hearing, the hearing officer shall hear such statements and consider such evidence as is offered that is relevant to the grounds alleged for denial or the violation alleged for suspension or revocation. **The hearing shall be conducted pursuant to the rules of procedure adopted by the Director.** The hearing officer shall make findings of fact from the statements and evidence offered as to whether such grounds exist or such violation occurred. If the Hearing officer determines that grounds for revocation exists, he or she shall issue an order revoking the license within thirty (30) days after the hearing is concluded, based on the findings of fact. A copy of the order shall be mailed to or served on the licensee at the address on the license.
- C. Final order. The order of the hearing officer made pursuant to subsection B above shall be a final decision and may be appealed to the District Court pursuant to Colorado Rule of Civil Procedure 106(a)(4). Failure of a licensee to appeal said order in a timely manner constitutes a waiver by him or her of any right he or she may otherwise have to contest the revocation of the short-term rental property license.
- D. Hearing powers. The hearing officer shall have the power to administer oaths, issue subpoenas, and when necessary, grant continuances. Subpoenas may be issued to require the presence of persons and production of papers, books and records necessary to the

determination of any hearing that the hearing officer conducts. It is unlawful for any person to fail to comply with any subpoena issued by the hearing officer. A subpoena shall be served in the same manner as a subpoena issued by the District Court of the State of Colorado.

- E. Recording. All hearings held before the Hearing officer regarding denial, or revocation of a short-term rental property license issued under this code shall be recorded by an electronic recording device. Any person requesting a transcript of such record shall post a deposit in the amount required by the County Manager and shall pay all costs of preparing such record.
- F. No refund of license fee. In the event of denial revocation or cessation of business, no portion of the short-term rental property license application fee shall be refunded.

Section 11. Fees.

- A. The short-term rental property license fee and renewal fee shall be set by Resolution of the Board of County Commissioners. No short-term rental property license shall be issued until the applicable fee has been received by the director.
- B. The fees imposed for short-term rental property licenses shall be used to cover the administrative and personnel costs associated with developing and implementing the Short-term Rental License program and enforcing the regulations in this Ordinance, including but not limited to inspecting STR Unit and property. These fees provide a reasonable relationship to the cost of regulation, administration and enforcement of this Ordinance.

Section 12. Violations, Penalty and Enforcement.

- A. It is unlawful for any owner, responsible agent or occupant of a STR unit to violate any provision of this Ordinance, as applicable.
- B. In addition to denial and revocation actions pursuant to Section 9 of this Ordinance, violations of this Ordinance are subject to the penalties set forth in this Section, and each day or portion thereof during which any violation is committed, continued or permitted shall constitute a separate offense and shall be punishable as a separate offense.
- C. Any violation of this Ordinance may be separately, concurrently or together enforced through this Ordinance, other applicable County Ordinances, the Park County Building Code and the Park County Land Use Regulations.
- ~~D.~~ Pursuant to C.R.S. § 30-15-402(1), as amended, any violation of this Ordinance shall be a civil infraction and shall be punishable by a fine of not more than one thousand dollars (\$1,000).
- E. Graduated Fine Schedule:
 - a. Pursuant to C.R.S. § 30-15-402, there shall be a graduated fine schedule for repeat offenses by the same individual as follows:

- a. First and Second Offense: maximum fine of \$200 per day of offense
- b. Third Offense: maximum fine of \$300 per day of offense
- c. Subsequent offenses: maximum fine \$1,000 per day of offense.

F. Surcharges. Pursuant to C.R.S. § 30-15-402(2)(a), there shall be a surcharge of ten dollars that shall be paid to the Clerk of the Court by the defendant. All moneys collected for that surcharge shall be paid to the Clerk of the Court by the defendant. The moneys collected for that surcharge shall be placed in a fund established by the 11th Judicial District for victims and witness assistance and law enforcement pursuant to C.R.S. § 24-4.2-103.

G. Remedies Not Exclusive

The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable federal, state, or local law, and it is within the discretion of the authorized enforcement agency to seek cumulative remedies.

H. Disposition of Fines

Unless otherwise provided for, all fines, penalties, and surcharges shall be paid into the treasury of Park County pursuant to C.R.S. § 30-15-408. Court costs, if any, shall be paid directly to the Clerk of the Court by each defendant.

Section 13. Severability. If a Court of competent jurisdiction shall hold any part of this Ordinance void or unconstitutional, such part shall be deemed severable, and the invalidity thereof shall not affect the remaining provisions of the Ordinance.

Section 14. Effective Date. The publication and notice of this Ordinance will be performed in accordance with C.R.S. 30-15-405 and 30-15-406 and shall become effective thirty (30) days after the final publication of its adoption by the Board of County Commissioners.

CERTIFICATION: The foregoing Ordinance was introduced and read on, by the Board of County Commissioners of Park County, Colorado and approved for publication.

DATE OF FIRST PUBLICATION: [DATE]

The foregoing Ordinance was considered on _____, and adopted by the Board of County Commissioners of Park County and ordered published by reference to title and changes only in *The Park County Republican & Fairplay Flume*.

DATE OF SECOND PUBLICATION:

EFFECTIVE DATE:

BOARD OF COUNTY COMMISSIONERS

Chairman

Upon motion duly made and seconded the foregoing Ordinance was adopted by the following vote:

Wissel _____
Mitchell _____
Gemmer _____
Commissioners

CERTIFICATE OF ATTESTATION

STATE OF COLORADO)
County of Park)

I, Milena Kassel, County Clerk, an ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Park County, now in my office.

The Foregoing text is the authentic text of Park County Ordinance _____. The first reading of said Ordinance took place on _____, at a regular Board of County Commissioners meeting. It was published in full in a newspaper of general circulation at least ten days before its adoption; to wit, in the Park County Republican & Fairplay Flume on _____. The Ordinance was adopted on second reading at a regular Board of County Commissioners meeting on _____ and shall become effective on _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Fairplay, Colorado this ____ day of _____, 2025.

County Clerk and ex-officio Clerk to the Board of County Commissioners Milena Kassel: