



## Staff Report

To: Board of County Commissioners (BoCC)  
From: Tami Archer, Planner  
April Nielsen, Code Enforcement Official / Permit Technician / STR Specialist  
Date: April 5, 2022  
RE: Short Term Rentals (STR)—Work Session

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### REQUEST OR ISSUE:

Over the past months, the BoCC have been advised of a dramatic increase in concerns regarding the operation of short-term rentals (AirBnB, VRBO, etc.) in Gilpin County. This has prompted discussions regarding our current regulations and how they could be modified to mitigate the concerns being raised, or if any change in policy is warranted.

General concerns raised included:

- Negative impacts to residents and neighborhoods including increased traffic congestion, increased vehicular speeds along rural roadways, trash, increase noise db, loose dogs, lack of understanding related to fire danger and disruption of the sense of community within the county.
- The perception that the availability of long-term housing options, including reduced workforce housing options for residents is being adversely affected by the increasing amount of housing units being devoted solely to short-term rental use.
- The use of property intended to be used for residential purposes is now being used commercially in residentially zoned areas.
- General health, welfare and safety concerns including
  - Impacts on emergency providers through increased calls of guests ill prepared for the high mountain environment
  - Use of non-permitted structures for this activity
  - Water usage associated with this activity
  - Waste water, OWTS impacts associated with this activity
  - Criminal complaints
- High demand of staff time in the administration and enforcement of this program
- Fee structure does not adequately cover administration of the program

Concerns being raised to the BoCC by short-term rental owners included:

- Unfair restrictions on property owners.
- Negative impacts to local small businesses (reduction in income).
- Increased enforcement efforts targeting short-term rentals that are seemingly more stringent than those directed at long term residents.

Due to these concerns, following a number of work sessions where these concerns were discussed publicly, the BoCC imposed a 90-day moratorium on March 1, 2022. During this moratorium period the County will no longer accept of new applications with the intent to review the program to determine if

modifications to the STR program are needed. This will also permit staff to finalize processing of current applications.

The existing Zoning Regulation Section 3.10 (Exhibit A) established a defined, standardized set of regulations for short-term rentals (STR) while providing a process for review with set submittal requirements as follows:

1. Provides a definition of short-term rentals for Gilpin County;
2. Lists the items required for a permit submission including a site plan;
3. Establishes a list of standards for short-term rentals;
4. Requires an operating permit valid for one year;
5. Provides for a fee to be set by the Board of County Commissioners;
6. Requires a 24-hour contact person within 20 miles of the STR;
7. Requires notification of the STR and 24-hour contact person to neighbors;
8. Requires a safety and fire inspection;
9. Requires functioning and approved water and septic systems;
10. Limits noise as set by State Statute;
11. Prohibits parties without a Temporary Use Permit;
12. Sets trash removal and garbage can standards;
13. Establishes cleaning requirements between each guest;
14. Establishes parking requirements and written permission to park on adjoining property;
15. Requires snow removal storage areas;
16. Sets requirements for outdoor fires, fire suppression, and adherence to fire bans;
17. Prohibits firearm discharge and fireworks;
18. Prohibits signs;
19. Requires address posting;
20. Requires information to be clearly posted for guests including good neighbor guidelines;
21. Requires liability insurance; and
22. Sets enforcement policies.

#### **BACKGROUND:**

On April 16, 2021, the STR permit portal was made available to property owners. To date, a total of 136 applications have been received, and 105 have been granted an annual operating permit.

Some applications were denied due to unpermitted uses of structures involved (i.e. renting of sheds/out buildings that were remodeled without permits), lack of full OWTS systems on the property (i.e. an applicant who only had a vault system for seasonal use), and issues with well permits/permissions.

Additionally, we required 14 applicants to repair or replace their failing OWTS system prior to being issued the operating permit (a 10% failure rate). It has taken an average of 90 days for a permit to be issued, mostly due to applicants not responding to issues with their application in a timely manner. Most applications require several follow-ups (which would not be necessary if the applicants were diligently pursuing their permit).

The current STR annual operating permit fee is \$200 and the County has issued a total of 105 operating permits as of March 24, 2022. Since program inception, \$14,800 was collected in 2021 and \$6,200 was collected in 2022, for a total of \$21,000. There have been no renewals to date. Currently, STR Rental Specialist is spending approximately 75% of her time administering this program. Based on the total

compensation for this position, the fees collected in 2021 covered just 21.2% of just the County staffing costs.

Staff has also handled various complaints including issues with noise, trash, traffic impacts, number of guests exceeding bedroom capacity, trespass by guests, shooting and fires. A considerable amount of staff time is also devoted toward the identification and verification of potential illegally operating rentals and attempting to bring them into compliance.

Interestingly, of the 187 homes sold during 2021, 32 were purchased and converted into short term rentals, which represents 17% of the homes sold in Gilpin County.

, Staff continues to spend a considerable amount of time managing and enforcing the requirements. The permitting process is slow and cumbersome, mostly due to STR operators' resistance to completing the process in a timely and efficient manner.

#### **FISCAL IMPACTS:**

Currently, the modest fee for the permit does not cover staff time required to administer the program.

#### **LEGAL ISSUES:**

Subject to a moratorium.

#### **CONFLICTS OR ENVIROMENTAL ISSUES:**

Residents are increasingly concerned about the transient nature of the short-term rental units. Conflicts often arise between residents and guests regarding traffic issues, noise disruptions, unattended fires, and trespass. The potential of a fire resulting from a short-term rental guest's lack of understanding regarding fire bans and proper fire safety measures is a concern for residents.

#### **SUMMARY AND ALTERNATIVES:**

Communities around Colorado have taken different approaches to regulating short-term rentals, ranging from no restrictions, to limitations on where and how many can be located in certain neighborhoods, to banning them altogether. Exhibit B illustrates regulations in our neighboring counties of Jefferson, Clear Creek and Boulder.

#### **RECOMMENDED ACTION:**

##### **A. No limits on available STR permits, but increase fee to cover the cost of staff time**

Continue to allow an unlimited number of short-term rentals in the county while continuing to require an annual operating permit, and increase fees to adequately cover staff time.

##### **PROS:**

- Fees cover staff time
- Property owners are allowed to use their property in the way that is most beneficial to them
- Allows property owners to have a supplemental income
- Promotes opportunity for small businesses (i.e. snow removal, property management, house cleaning)

##### **CONS:**

- Potential for continued decrease in available long-term housing options for local residents with increase in rental costs
- Potential need for additional staff to administer the program, including monitoring and code compliance considerations
- Continued disruptions to established, traditional neighborhoods
- Continued increase in visitors that typically are not fully aware of existing conditions (i.e. travel challenges, fire and shooting bans)

**B. Limit number of Non-Owner Occupied STRs (Clear Creek County)**

Owner occupied (non-restricted) – Where a homeowner rents out rooms or the entire unit, but the property remains the owner’s primary residence.

Non-Owner Occupied (non-restricted) – Where the property is rented but is not the owner’s primary residence, but the owner resides in the county. Proof of county residence could be required (i.e. Driver’s License, Voters Registration).

Non-Owner Occupied (restricted) – Where the property is owned by a non-county resident.

Determine the number of non-owner occupied (restricted) STRs allowed in residential zones:

- Option 1: Not allowed (zero permits available)
- Option 2: A fixed number (a cap on available STR permits).
- Option 3: As a percentage of available housing units in the unincorporated areas of the county.

PROS:

- Could increase the number of available housing units for long-term rental
- Reduces staff time spent administering the program
- Potential reduction in disruption in neighborhoods due to less short term rentals.

CONS:

- Potential for increased code enforcement issues resulting from short term rentals illegally operating
- Adds additional steps to the process, increasing staff time for each application
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**C. Prohibit STRs in Gilpin County entirely, except in areas zoned Commercial. (Routt County)**

Entirely prohibit the operation of any type of short-term rental within Gilpin County. A bed and breakfast type offering could be allowed under this scenario.

PROS:

- Eliminates the need for staff time associated with administering the program
- Minimizes disruption in traditional, established neighborhoods
- Potentially increase the availability of long-term rental housing opportunities
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CONS:

- Potential for increased code enforcement issues resulting from short term rentals illegally operating
- Potential negative impact on small businesses
- Restricts property owners' use of their property

Recommendation:

Staff believes that updating the regulation should reflect the following:

1. Ensure that disruptions to Gilpin County's traditional neighborhoods—highly valued by residents— associated with guests of short-term rentals do not become a detriment to the long-term residents.
2. Minimize public safety risks and negative impacts to neighborhoods.
3. Provide property owners an equitable path to utilize their properties as short-term rentals (if approved).
4. Ensure that the availability of dedicated short-term rental properties is balanced with the need for affordable long-term rental housing options.
5. Ensure that all property owners are treated equally.

**FEES:**

**A. Flat fee**

- a. All STR permits are issued with a flat fee. Review the program to determine a next zero program cost to inform decision makers of the actual program cost. A fee adjustment could eliminate or lessen the County's subsidization of the program and this activity.

**B. Tiered Structure Approach**

- Tier 1: This license is for those who rent out their primary residence.
  - This license has nightly rentals of a bedroom/bedrooms in the home when the homeowner is present.
- Tier 2: This license is targeted to non-owner occupied.
  - Non-restricted (owner resides in the county)
- Tier 3: This license is targeted to non-resident owners
  - Restricted (owner does not reside in the county)

**NEXT STEP**

Staff is requesting discussion and direction from the BoCC. That general direction will then be relayed to the Gilpin County Planning Commission, which will then consider this matter further, with public input, and make a formal recommendation back to the BoCC for formal consideration, prior to June 4, 2022.

## EXHIBIT A

### **3.10 Short Term Rentals (including Bed and Breakfast Operations) Allowable Zones:**

Short-Term rentals are allowed in any zoning district with a Short-Term Rental (STR) Permit.

**Allowable Structures**

Single family dwellings, duplexes, multifamily dwellings, townhouses, condominiums, time share or similar dwellings.

**Prohibited Structures**

Campers, tents, yurts, treehouses, and any other structure without connection to permanent water and septic.

**Short-Term Rental (STR) Permit:**

Submittal Requirements: A complete application and appropriate documentation shall be submitted to Gilpin County Development Services by the applicant, including:

- Completed Short-Term Rental Application.
- Annual Operating Permit Fee.
- Evidence of legal water supply.
- Evidence of an existing connection to a sanitary sewer system or an onsite wastewater treatment system (OWTS) that has been pumped and inspected by a County Licensed Use Permit Provider.
- An Annual Personal Property Declaration shall be submitted to the Assessor as required.
- A scaled map clearly indicating the following:
  - o Lot size
  - o Subject parcel boundaries, including all setbacks appropriate for the zone wherein the short-term rental is located
  - o Location of residence
  - o Location of appropriate parking spaces
  - o Location of any outdoor garbage storage areas
  - o Location of snow storage areas
  - o Location of any outdoor cooking / fire facilities
- Copy of State of Colorado Sales Tax License for the STR if a rental service that automatically remits taxes to the State is not used.
- If in the name of a business, a copy of the State Business Name registration and a list of all owners, officers or members, and contact information for each person.

**Standards of Short-Term Rentals**

All Short-term Rentals shall be subject to the following:

**Annual Operating Permit:** All short-term rentals shall have an annual operating permit. Permits are issued by Gilpin County Development Services. The permit shall be maintained and signed by the owner and, if applicable, any property management company representative, agent or designee. An operating permit shall be effective on and following the date of issuance for one (1) year, unless surrendered or suspended or revoked for cause.

**Regulation Compliance:** No operating permit will be issued for a property that is not in compliance with Gilpin County regulations applicable to the property. Non-compliance with any of those regulations also is grounds for revocation of an Annual Operating Permit.

**Annual Operating Permit Fee:** Fees will be established by the Gilpin County Board of County Commissioners and published in the Development Services Fee Schedule. Pro-ration for an operating permit shall not be authorized.

Taxes: Owner is responsible for maintaining a State of Colorado Sales Tax License, if applicable, and remitting applicable Federal, State, and Local Taxes.

24-Hour Contact Person:

- Each short-term rental owner shall have a contact person responsible for the short-term rental and shall be available on a twenty-four (24) hour basis, seven days per week, and during periods in which the structure is being rented.
- The 24-hour contact person may be the owner, property management company representative, or other person employed, authorized, or engaged by the owner to manage, rent, or supervise the short-term rental. The 24-hour contact person shall maintain a residence or permanent place of business within twenty (20) road miles of the short-term rental.
- The 24-hour contact person shall be an individual and be identified by company (if applicable), business telephone, cell phone, home phone (whichever is applicable), mailing address, and email address. The 24-hour contact person may be changed in writing delivered or sent to Gilpin County Development Services.
- Adjacent property owners whose property boundaries are within one hundred (100) feet of the subject parcel(s) where the short-term rental is located shall be provided written notice of the 24-hour contact person and owner contact information.

Safety:

- The short-term rental shall undergo and pass an initial safety inspection by the Gilpin County Code Compliance Officer or Gilpin County Building Inspector, and Timberline Fire District Inspector prior to issuance of the operating permit.
- The short-term rental shall contain at least two (2) operable fire extinguishers, that are easily accessible in the kitchen and utility room, and operable smoke alarms as required by code. The short-term rental shall contain operable carbon monoxide alarms in compliance with Title 38, Article 45 of the Colorado Revised Statutes.

Water / Sanitation and Occupancy: The short-term rental shall submit verification of a functioning water supply plan or State-approved well permit, and verification of the availability of an adequate Gilpin County-approved onsite wastewater treatment system (OWTS) for the maximum number of occupants proposed. A current 701 Form and 702 Form must be provided annually.

Noise: While occupying or visiting a short-term rental, no person shall make, cause, or permit unreasonable noise to be emitted from the short-term rental that is audible upon neighboring private premises in excess of the limits set forth in Title 25, Article 12 of the Colorado Revised Statutes or otherwise disturbs the peace.

Parties and Events: Parties and events involving non-renters of the short-term rental is strictly prohibited unless a temporary use permit has been issued by Gilpin County (see Zoning Regulations Section 1.8.C).

Garbage:

- Clearly-defined garbage areas shall be provided, with an adequate number of garbage containers. A plan for regular garbage pick-up or individual plan for garbage removal (including name and location of provider) shall be identified for all occupants. All outside garbage storage areas and containers shall be of a bear-proof design. Garbage containers shall not be left unattended for on-street pick-up and shall only be left outside on the day of on-street pick-up. If there is no on-street pick-up, the owner

or management company representative shall remove garbage.

- All garbage shall be removed between each rental use and, if the rental is for seven (7) up to thirty (30) days, all garbage shall be removed weekly. The property shall be properly maintained and free of garbage, trash, and litter.

Cleaning Schedule: The short-term rental shall be cleaned between each rental use.

Lighting: Outdoor lighting shall conform to the lighting standards established in the Gilpin County Zoning Regulations, Section 4.12, Outdoor Lighting Standards.

Access and Parking:

- Off-street parking shall be provided in the amount of one (1) space per bedroom or as allowed by current zoning regulations.
- If a short-term rental is accessed by a shared driveway, proof of legal access or written permission to access the drive shall be obtained from each shared driveway property owner.
- Occupants and visitors utilizing short-term rentals shall park in designated off-street parking spaces. On-street parking within a county road or right-of-way or within a private road right-of-way is prohibited. Written property owner permission is required for parking on adjacent or neighboring properties. No person shall be permitted to stay overnight in any motor vehicles, including recreational vehicles or campers, which are parked at a short-term rental.

Snow Storage: On-site snow storage shall be provided separate from designated parking spaces and shall not block access to and from the structure.

Fires: Fire places, fire pits, charcoal braziers, wood burning stoves, or other outdoor cooking or fire facilities that could throw off embers shall be allowed only in designated facilities with the appropriate defensible space of three (3) feet of non-combustible materials around the fire facility and located twenty (20) feet from any structures. A water supply such as bucket of water or hose hooked to a faucet, or other type of fire suppression shall be available at the location of the fire facility for use to put out fires as well as a round tipped shovel with at least a 36-inch handle. No fire shall be left unattended by an adult and shall be doused with water before abandoning the fire.

Notice of all fire bans and regulations related to them shall be provided to all renters. Owner to provide a designated smoking area with five feet of non-combustible material and appropriate disposal receptacle. All smoking materials shall be properly extinguished.

Firearms and Fireworks: The discharging of firearms or fireworks on the premises of the short-term rental is strictly prohibited.

Companion Animals(s): When outdoors, companion animals(s) shall be maintained on the short-term rental property via a fully enclosed fence or kept on a leash. The owners of the short-term rental shall provide animal waste collection bags and proper disposal containers for renters to clean up after their companion animals(s).

Signs: Signs meeting the following guidelines are permitted:

1. Size – total sign face area six square feet or less;
2. Illumination – reflective surfaces only (other types of illumination prohibited);
3. Height – maximum of four feet in height measured from the ground to the highest point on the sign;

and

4. Setback - 10 feet or greater from the traveled portion of the roadway.

Addressing: Address numbers shall be posted on the exterior of the building and / or the driveway entrances so that it is clearly visible from the traveled road.

Posting of Information: The owner shall post information inside the short-term rental in a conspicuous location for its occupants including, but not limited to, to the following information:

- A copy of the Short-Term Rental Annual Operating Permit.
- The name, address, telephone number of the 24-hour contact person, management company, agent, or owner of the short-term rental that can be reached on a twenty-four (24) hours basis.
- The maximum number of persons allowed to occupy the short-term rental.
- The maximum number of vehicles allowed to park on the short-term rental property and notice that all vehicles shall park in designated off-street parking spaces and that on-street parking or on neighboring properties is prohibited.
- A map clearly indicating the subject parcel boundaries, location of residence, and locations of appropriate parking spaces.
- The day of garbage pick-up or plan for garbage removal and notification of all rules and regulations regarding garbage removal.
- The entire property address, including house number, street name, and city shall be visibly posted inside the short-term rental with instructions to call 911 in the case of an emergency.
- Information regarding fire suppression types available onsite. If a Fire Restriction or Fire Ban is in effect, the terms of that restriction or ban shall be included.
- Information regarding fire / emergency evacuation routes out of the area.
- The discharging of firearms or fireworks on the premises is strictly prohibited.
- Companion animals(s) shall be kept within the fully enclosed fenced area or on a leash at all times. Notification to the occupants that they are fully responsible for cleaning up after the companion animals(s) and where animal waste collection bags and disposal container are located. See Zoning Regulations Section 2.8 Code for and the Gilpin County Dog Ordinance 16.01.
- Information as to last cleaning of the premise and by whom.
- Gilpin County Good Neighbor Guide.

Compliance and Limitation of Liability:

- Compliance with the terms and conditions set forth herein Section 3.10 Short-Term Rentals shall be the non-delegable responsibility of the owner of the short-term rental; and each owner of a short-term rental shall be strictly liable for complying with the conditions set forth in this Section or as imposed by Gilpin County. Owner shall comply with all applicable County, State, and Federal Regulations.
- Gilpin County assumes no responsibility for the operation of the site, owner requirements, and subdivision covenants. The owner and occupants agree to hold Gilpin County harmless for any injury or damage which may occur, or whatever types or nature, as the result of the operation of the short-term rental. Owner shall maintain appropriate liability insurance for the short-term rental. Nothing contained in this Section shall allow short-term rentals if otherwise prohibited by any applicable private covenants. Covenants are privately enforced according to applicable requirements.

#### Enforcement:

- If granted, the permit will be monitored for compliance by the Gilpin County Code Compliance Officer. Written warning of the nature of the violation shall be sent to the property owner, agent, or the applicant for any relevant permit.
- Notice shall be given in person, by e-mail, or by certified U.S. Mail. The notice shall specify the alleged violation and shall state that the individual has a period of ten (10) days from the date of the notice in which to correct the alleged violations before further enforcement action shall be taken. If non-compliance with the Operating Permit regulations is not corrected in a timely manner, or if there are multiple credible or validated complaints manifesting the owner's inability or unwillingness to control the use of the short-term rental, a Notice of Violation will be recorded against the property with a ten (10) day correction period. Said notice will be mailed certified / return receipt to the permit holder. If abatement of the violation is not achieved within the ten (10) day correction period in the Notice of Violation, the matter will be turned over to the Gilpin County Attorney and the case filed with the appropriate Court.
- If there are two violations within six consecutive months, the property owner will be fined by the County as indicated on the Gilpin County Development Services fee schedule. Four violations within the issued permit year will result in the County revoking the operating permit and result in a one-year moratorium on permits issued to that property owner/operator.
- See Gilpin County Zoning Regulations Section 1.13 Enforcement for greater detail.

## EXHIBIT B

# **Short Term Rentals Neighboring Counties Analysis**

## EXHIBIT B

### Jefferson County

In order to receive a STR permit property owners must first seek approval of a Special Exemption from the Board of Adjustment. Property owners may then apply for a STR Permit from the Planning and Zoning Division. Requirements to receive an STR permit include:

1. The property must be a minimum of one acre in size.
2. The building standards of the underlying zone district must be met.
3. Adequate parking must be provided.
4. Defensible Space requirements are met.
5. Valid water and sanitation must be demonstrated.
6. There may be no more than five bedrooms in the dwelling.
7. The property must meet the requirements set by the Wildfire Hazard Overlay District.
8. "Good Neighbor Guidelines" must be posted in a prominent location on the property.
9. The property must contain smoke detectors, fire extinguishers, and carbon monoxide detectors.

### Clear Creek County

4.5% Cap: No more than 4.5% of the total number of residences in unincorporated Clear Creek County, in any given year, may receive a STR Permit. Residents applying for an STR Permit within their primary residence are exempt from this cap.

Two forms evidence for primary residence must be submitted; 1) a driver's license or Colorado state identification card, and 2) voter registration, motor vehicle registration, or a federal tax return.

As part of a STR Permit application, residents are required to certify that certain building safety elements are in place. The Chief Building Official may require an inspection to verify these safety items. Inspections will require the resident to pay a \$100 inspection fee.

Evidence of a legal water supply and sewage disposal method is required as part of an STR Permit application. If the residence uses a well and / or septic system, evidence may come in the form of the current well permit and onsite wastewater treatment system (OWTS) permit.

Garbage storing areas shall be provided with adequate number of garbage containers.

On site snow storage shall be provided.

The discharging of firearms or fireworks on the property is strictly prohibited.

Each STR owner must have a Contact Person available on a 24 hour / day basis to respond to issues or complaints. The Contact Person must maintain a residence within one hour driving distance to the STR. The Contact Person must provide contact information including business telephone, cell phone, home phone, business address, home address, mailing address, and email address. All adjacent property within 100 feet of the STR must be provided this information as well as the planning department.

## EXHIBIT B

### Boulder County

There are two types of STR Permits in Boulder County:

1. Short-Term Rental License
  - a. Primary Dwelling Short-Term Rental – A single-family dwelling unit offering lodging accommodations to a single booking party at a time within that dwelling unit for rental duration of fewer than 30 days where the dwelling unit is the primary residence of the owner.
    - i. Application requirements: floor plan, deed, insurance proof, map of property, local manager info, water records, primary residence proof, sales tax doc., sewer records, and wildfire partners assessment.
  - b. Secondary Dwelling Short-Term Rental – A single-family dwelling unit offering lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where:
    - i. The dwelling unit is not the primary residence of the owner;
    - ii. The dwelling unit is rented 60 days per year or less; and
    - iii. The dwelling unit is rented with a two-night stay minimum.
    - iv. Applications requirements: floor plan, deed, insurance proof, map of property, local manager info, water records, property tax info, special use approval, sales tax doc., sewer records, and wildfire partners assessment
2. Vacation Rental License
  - a. Vacation Rental – A single-family dwelling unit offering lodging accommodations to a single booking party at a time within that dwelling unit for a rental duration of fewer than 30 days where:
    - i. The dwelling unit is not the primary residence of the owner; and
    - ii. The dwelling unit is rented more than 60 days year.
  - b. Application Requirements
    - i. Deed, floor plan, HERS certificate or energy audit, insurance proof, local manager info, map of property, water records, property tax info, special use approval, sales tax doc., sewage records, and wildfire partners certificate.

As part of a STR Permit application, residents are required to provide proof of radon testing.

Residents with property in West Boulder County are required to participate in Wildfire Partners to receive a Permit. For residents seeking a Short-Term Rental License, Wildfire Partners certification is required at the first license renewal. For residents seeking a Vacation Rental License, Wildfire Partners certification is required with the initial application.

All advertisements must include 1) the local license number; 2) the approved occupancy limit; and 3) the minimum night stay, if applicable.

Holders of a license are required to provide a copy of their license to property neighbors. A copy of the license, Contact Person info, a map outlining property boundaries, information regarding fire suppression and outstanding fire bans, an egress map, and info regarding the prohibition of fireworks and firearms must be posted in a prominent location in each dwelling unit.

## EXHIBIT B

County	Permit Renewal Fee (STR/Primary)	New Permit Fee (STR/Primary)	Renewal Period	Cap on Permits? Yes/No	Type of Cap	Tiered Permits? Yes/No	Type of Tiers	Application Appeal Process	Fines? Yes/No	Fine amount	Parking Space Requirement? Yes/No	Parking Space Details	Good Neighbor Guidelines? Yes/No	Responsible Agent Requirement? Yes/ No
Clear Creek	\$250	\$250	One year	Yes	4.50%	No	N/A	No	No	N/A	Yes	1 / bedroom	No	Yes
Boulder	\$175	\$200	Two years	No	N/A	Yes	STR & Vacation; Primary & Secondary	Yes	Yes	Minor: 1st, \$150 2nd, \$500 3rd, \$1000 + sus. Major: 1st, \$750 2nd, \$1000 + sus.	No	N/A	Yes	Yes
Jefferson	\$750	\$750	Initial 6 months; one year thereafter	No	N/A	No	N/A	No	?	?	Yes	"adequate parking" may not spill onto neraby roadways	Yes	?