



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2019

Re: Short-Term Rentals Progress Report

Executive Summary

On February 4, 2019, Council members inquired about the progress of amendments to city code in regard to short-term rentals (i.e., home-sharing using services such as Airbnb, HomeAway, FlipKey, VRBO, etc.). This report is offered as summary of the progress to date of the development draft regulations that was initiated on May 7, 2018.

Discussion

City staff began looking at the issue of short-term rentals in November 2017 following a report by the Convention and Visitors Bureau Director on the possible need for code changes to subject short-term rentals to city lodging tax. After conducting informal meetings hosted by the Convention and Visitors Bureau at the Walton building in March and April, 2018 and collecting initial public comments, staff reported its initial findings to the City Council. The Council on May 7, 2018 directed staff to develop proposed regulations for the registration, taxation, and appropriate zoning of short-term rentals.

Community Development staff presented an initial draft of proposed changes to Chapter 29 (Unified Development Code) and received input from interested parties meetings on November 20 and November 29, 2018. The Planning & Zoning Commission convened a public listening session on December 20, 2018. At the conclusion of the listening session the Commission asked that staff solicit suggested ordinance changes from stakeholders. It was agreed to have a comment period extended to January 14, 2019. Staff compiled and organized comments on the December draft into a spreadsheet for a Planning & Zoning Commission work session review on February 7, 2019. The work session discussion led to the following schedule going forward:

March 1, 2019: Revised draft ordinance posted for review and comment.

March 7, 2019: Planning & Zoning Commission convenes a second listening session on the revised draft.

March 21, 2018: Planning & Zoning Commission meets in work session to discuss the draft ordinance.

April 25, 2019: Planning & Zoning Commission public hearing on ordinance.

According to this schedule, Council may expect a Planning & Zoning Commission report in June. The schedule and additional information may be found at:

<https://www.como.gov/community-development/planning/short-term-rentals/>



Fiscal Impact

Short-Term Impact: As yet uncertain. Impacts will include costs for administration and enforcement and revenues from fees and lodging taxes.

Long-Term Impact: Fiscal impacts will depend on the complexity of administration and enforcement and the revenue gained from lodging taxes and administrative fees which could offset such costs.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Character, Secondary Impact: Economic Development, Tertiary Impact: Development

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Public Safety, Tertiary Impact: Social Equity

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

This report is for Council's information.