

Conejos County Land Use Code (CCLUC)
Amendment to Article 5 - Special Use Permits - Short-term Rental Regulations

ARTICLE 2 - DEFINITIONS - Amend to include the definition as follows:

Short-term Rental (STR) is defined as a privately owned dwelling/residence or facility, or lot offered for rental for a period of less than 30 days. Short-term rentals are usually arranged through private advertisement or an online hosting platform, including but not limited to VRBO and Airbnb. Renting for more than 30 days is not a Short-term Rental.

ARTICLE 3 - ADMINISTRATION AND GENERAL APPLICATION AND REVIEW PROCEDURES. Division 3.2 General Application and Review Procedures. No changes.

ARTICLE 4 - ZONING

Short-term Rental will be allowed in Agriculture and Rural Zone Districts. **Not allowed** in Commercial, Community Town Site, Residential, and Industrial zone districts. (STR in commercial zone would be allowed under a Commercial Overnight Lodging Facility or STR of camper, tent, tipi would be allowed under Camping or RV regulations.)

ARTICLE 5 - PERMITS

Division 5.4 Special Use Review
Section 5.410 Review Procedures
Section 5.500 Standards for Approval

In addition to the General Approval Standards set forth in Section 5.500 A and B, the following Short-term Rental regulations shall apply:

1. **Specific Application Submittal Requirements per Division 5.4 Application Submittal.**
 - a. **Written Description.** A Written Description shall include the following:
 1. **Purpose Statement.** A statement regarding the specific purpose and the proposed number of overnights to be used by the owners and the number of overnights to be available for rental.
 - b. **Required State and/or Federal and/or Other Licenses.** Evidence of application and knowledge of all applicable requirements by other applicable agencies, i.e., Colorado Division of Water Resources - well permit and Colorado Department of Revenue - lodging tax requirements.

Division 5.5 STANDARDS FOR APPROVAL

Section 5.500 - A. General Standards for Approval shall apply.

H. Short Term Rental. In addition to the General Approval Standards set in Section 5.500 the following standards shall apply to Short Term Rentals:

1. Responsible Agent/Owner/Party - a responsible person shall be the manager of the property and available 24 hours per day, 7 days per week and must reside within 1 hour of the property.
2. Occupancy Rate - 1 person for every 200 square feet of the home.
3. Health & Safety -
 - a. Environmental Health.
 1. Water - a water supply that follows CDPHE drinking water standards.
 2. Wastewater system - a County/State approved wastewater treatment is required.
3. Fire - Alarms and extinguishers shall be installed per ICC building regulations and will abide with local fire ban regulations concerning campfires.
4. Trash disposal - commercial trash services shall be used for disposal of household waste and bear proof containers shall be used in locations with wildlife issues. No burning of trash.
5. Lighting - lighting shall not become a nuisance to any neighbor.
6. Pets - pets must be on leash; control barking/noises and clean-up is required.
7. Telephone/landline for E911 communication - must have communication/telephone availability to communicate with E911 services.
4. Nuisances & Violations - reports of nuisances shall be addressed by the Land Use Office with the rental manager.
5. Good Neighbor Notice/House Rules - Good neighbor notice and House Rules shall be posted with the advertising website and physically posted at the home. Proof of Notice and House Rules shall remain current with the Land Use Office.
6. Lodging & Sales Taxes Paid - proof that lodging and sales taxes are current with the Department of Revenue.
7. Property Boundaries & Parking areas - property boundaries and parking area must be clearly identified and must ensure that renters are aware of boundaries to avoid trespassing issues.
8. Advertising and Signage - the home must be posted with a reflective address sign. Compliance with sign regulations of CCLUC Article 11.
9. Record Keeping. Adequate recordkeeping shall be provided to the County Land Use Office at annual review and/or when requested.

AMENDMENT PROCESS:

Publication for public review: 02/11/2022 through 03/15/2022

Planning Commission initial review on 10/20/2021 and 01/19/2022 and 02/16/2022

Planning Commission public hearing: March 16, 2022

Board of County Commissioners public hearing: April 7, 2022