

STR Cte. - Meeting 5
Wednesday, April 5, 2023
4:40 to 6:30 pm

__ Guest: County Commissioner Laura Puckett-Daniels

County perspective

Derek and Andrew - Housing Land Use Transportation and Infrastructure, Civic Capacity
Draft presented in May. Regional team like OVPP Part 2 - specific on values

__ Housing - expand and diversity of housing offerings, quality neighborhoods, housing opportunities, attainability, strength in regional collaboration. Strategies do not include STR regulations.

Mt. CB - Not interested

Gunnison County - May or may not be a part of this plan

__ Differences in towns, but one broad market that is economically tied

Administrative policy; 3 commissioners and 160 staff

Sawtooth project in Gunnison

Staff capacity at county level is limited - maybe 2024 or 2025

__ What is out there for STR's in the county?

What's the program in Routt County?

Could Gunnison County impose a tax on STR's in unincorporated county

HOA and POA would be the regulators

__ Residential vs Commercial taxation on property under Gallagher Amendment (1982) - was repealed in 2021.

This fixed commercial and passed some on to residential.

Commercial properties pay 4x residential

STR's cannot be taxed

E.g. Grand Lodge, one owner with 5 or more rental units are taxed as a commercial property

STR's generate lodging and sales tax that drive the economy

The Town of CB chose to be a resort town once the mining industry left.

It's a balance between impacts and driving the economy.

Affordable housing is impacted as well.

Municipalities are able to earn tax and permit fees to bolster the infrastructure.

__ 'STR' is not a homogenous group. Categories might be:

- There are those that want to rent a bedroom within their home. Owner occupied. The original Airbnb model.
- Investment properties - A company investing in homes or multiple homes with the idea of operating a rental business but are not residents.
- Owners that want to STR their home or their ADU (accessory dwelling unit)
- There are those that want to rent their whole home for 6 months and vacate their premises (E.g. live elsewhere).

Can the 35 licenses be codified into the 4 STR owner groups?

Colorado Common Interest Ownership Act (CCIOA) - new laws are difficult to enforce.

Buckhorn feels that CCIOA is unconstitutional.

Survey #2

Survey indicated that the number of days is where we should focus.

How do we track the 90 days per property?

Policing by neighbors is not where we want to head.

Game the system by offering STR units as fundraiser prizes

Encourage structure

Encourage behaviors of renters

No one really knows where the 90 days came from.

What numbers inspire residency for majority of days/year

Covering mortgage is different than income generating

Isn't generating income from your largest investment something we should look forward to?

Is 180 days the number to build this around? Flexibility, benefits, owner lifestyle.

What about 135 days? 90 days within the two peak seasons and 45 days in the shoulder-season?

Number of days is not really controllable

__Map out the scenarios using the number of days and/or percentage of the community.

The next survey needs to spell out scenarios or vignettes.

Effective control needs to be penalty fee based. Or loss of license with heavy penalties for gaming the system.

There must be affordable codification software out there for managing rental days/nights.

Needs to scrape VRBO and Airbnb. Other than the honor system, how can private rentals be tracked?

Police presence is lacking, making enforcement of behavioral guidelines very challenging.

Read Dec. of 2020 meeting minutes.

Property taxes are a pain point.

Good Deed program through County that allows for voluntary deed restriction to reduce taxes.

Covid

Repeal of Gallagher Amendment

Assessed values of residences has increased for 2023. New assessed report will come out in May.

Increase capped at 5.5%

__Read/review the Buckhorn covenants, regulations. Restrict behavior versus number of days or number of properties.

Town of CB - 2 per block face limitation

Is the community responsible for poor investment decisions? What are the consequences for actions.