



DENVER
THE MILE HIGH CITY

Denver Short Term Rentals Licensing Proposal

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<u>Zoning</u>	<u>Licensing</u>
Allow short-term rentals by primary resident as accessory to a primary residential use	Require a business license to conduct short-term rentals
Provide basic requirements regarding where short-term rentals may be conducted (in either primary or accessory structure – not both)	Verify primary residency
Provide basic limitations similar to a Home Occupation (no separate external entrance, etc.)	Provide detailed safety requirements (smoke detector, CO detector, liability insurance, etc.)
Do not require a zoning permit	Require annual license renewal and posting of license number in online listings
Rely primarily on licensing for specific requirements and ongoing enforcement	Enforce license requirements, levy fines and penalties, suspension or revocation of license.

Why License Short Term Rentals?

- Short term rentals are operating today in Denver as popular home-sharing practice for residents. Difficult to enforce present restrictions. Practice is growing.
- Need to provide a regulatory environment focusing on responsibility and accountability among hosts and operators.
- Authorize the city to revoke or suspend short term rental licenses in certain situations.

I. General STR License Requirements

- a) Licensee must be a legal resident of the United States
- b) Licensee must have permission from the landlord or property owner to operate STR (if applicable)
- c) STR unit must be licensee's primary residence (to be defined in ordinance)
- d) STR unit must be located in a zone district that allows residential use
- a) Licensee must possess a valid Denver Lodger's Tax, and any other applicable tax account numbers

II. Additional STR License Rules & Regulations

The licensee must:

- provide the STR unit address and personal contact information to Excise and Licenses at the time of application.
- provide a rental packet with applicable city rules and restrictions, as well as pertinent unit safety information, to guests upon each booking.
- maintain general liability insurance to protect against property damage / bodily injury.
- maintain an operable smoke detector, carbon monoxide detector, and fire extinguisher in the unit at all times.
- **list the unit's STR license number on any online, print or other advertisements.**

More Information

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