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FOR IMMEDIATE RELEASE

September 22 — Tuesday the Grand County Board of County Commissioners approved multiple changes to Section 14.8 of the Zoning Regulations related to Short Term Rentals (STRs).

Changes included clarifying language that renewal of a Short Term Rental permit by the County is discretionary, and may be denied based on compliance failures, complaints and other zoning violations, and that listings on internet sites and booking platforms such as Airbnb and VRBO must include an active permit number. The active permit number must also be posted in the dwelling unit.

The County's Planning Commission previously reviewed and approved the proposed amendments.

Like many mountain communities, the BOCC has hosted ongoing discussions regarding the impacts of Short Term Rentals on residents and the workforce. A Work Group was established in August comprised of County staff, property managers and private citizens to explore the STR dilemma in more depth.

The Work Group established three goals:

1. Bring registration compliance to at least 90 percent of all Short Term Rentals in unincorporated Grand County by December 31, 2021.
2. Engage in a county-wide nexus study to define the effects of Short Term Rental saturation on the Grand County community.
3. Develop a process and expectations for safety compliance:
  - a. Establish requirements for inspections of residential units being used for Short Term Rentals in unincorporated Grant County.
  - b. Incorporate proof-of-inspection into the STR licensing process.

In addition to amending zoning regulations related to STRs, the County's Community Development office was previously given direction to update its contract with Host Compliance, a service that monitors STRs for compliance and enforcement. Once the contract is finalized, Host Compliance will automatically generate warning letters to properties found out-of-compliance with STR regulations, and will notify Community Development for further action against the property owners as necessary.

Staff anticipates that the change to the zoning regulations, along with the change to a contract with Host Compliance, will address the first goal.

At the direction of the BOCC, the Work Group will be examining fees and fines related to registration compliance, which will include possible license suspensions for reports of violations by property neighbors. The Work Group will be convening in the next several weeks to discuss the topic and make formal recommendations to the BOCC at a future meeting.

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