

Winter Park Highlands



Summary of Grand County Short Term Rental Regulations

In the winter and spring of 2017, the Grand County Community Development Department and the Grand County Planning Commission engaged County property owners and businesses in an update of the County's regulations with regard to short-term rentals. Known as the Vacation Short Term Rental Initiative, the final regulations were approved by the Board of County Commissioners on May 10, 2017, and went into effect on May 24, 2017. The full regulations can be found on the Grand County website at <http://www.co.grand.co.us/849/Short-Term-Rentals>.

Short Term Rental definition: The nightly or weekly rental of dwellings or rooms in dwellings for less than 30 consecutive days. The regulations cover the short-term rental of single family dwellings, duplexes, multi-family dwellings, townhomes, condominiums and mobile homes.

All short term rentals in the County now require a **Short Term Rental Permit**. Details of the permit process:

1. Permit applications are available on the County web site.
2. The Permit fee is \$150 and must be renewed annually.
3. The application must include a State sales tax license for collecting County sales and lodging taxes.
4. All properties must have two local 24-hour contacts (a primary contact and a back-up contact). Such contacts must be able to respond to rental problems within 1 hour or less.
5. Permit renewals are subject to the property owner following all short term rental regulations, and can be denied for complaints received about violations of the regulations.

All short term rentals must conform to the following Zoning regulations:

1. The recommended maximum occupancy for properties under 1,500 square feet is 2 guests per bedroom plus 2 additional guests.
2. The recommended maximum occupancy for properties over 1,500 square feet is 1 guest per 200 square feet of heated space.
3. All parking must be on the property. No parking is allowed on County roads.
4. There must be a plan for garbage storage and disposal. Any outdoor containers must be bear-proof. No containers may be left for street pick-up longer than 24 hours.
5. Operable smoke and carbon monoxide alarms must be provided.
6. The physical address must be posted and clearly legible from the street. No other signs are permitted.
7. The property must be free of garbage and litter at all times.

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8. Excessive noise and disorderly conduct are not allowed. The regulations cite that noise and conduct must conform to the Colorado Revised Statutes. For noise, the statutes specify a maximum of 55 decibels from 7:00 am to 7:00 pm and 50 decibels from 7:00 pm to 7:00 am. These are pretty quiet... The 50 decibel level is similar to a human voice at a normal speaking level.
9. No person is allowed to stay overnight in any motor vehicle, camper, trailer, tent, or other outdoor structure.
10. The following information must be posted inside the dwelling:
 - a. Short Term Rental Permit.
 - b. Primary and secondary local contacts.
 - c. Maximum occupancy permitted.
 - d. Maximum parking spaces, with a notice that parking on roads is illegal.
 - e. Garbage disposal plan.
11. Violations of these regulations can invoke fines (\$500 and \$1,000 for the 2nd and 3rd violation) or revocation or suspension of the permit (for the 4th violation).
12. There are also fines for operating a short term rental without a Short Term Rental Permit.