Short-term Rental Regulations

Purpose of Work Session

1. **Project kick-off**: Short-term Rental Regulations Project webpage.
2. **Launch of a community questionnaire** to collect feedback on Short-term Rentals.
3. **Draft of short-term rental regulations** and topics of further discussion.
4. **Next Steps**

The work session is intended to provide an update on the project since the last work session on November 7, 2023.
A Short-term Rental Regulations project webpage has been created for the community and anyone interested in learning more about the project.

Webpage is intended to provide:

- Project Background
- Info on upcoming meetings and hearings (Timeline)
- Info on draft documents
- Staff contact information
Short-term Rental Regulations

Short-term Rental Regulations (STR) Project Webpage

To visit the STR Project webpage:
Direct link: https://arcg.is/r5vz9

OR

Visit the Planning Department at www.Berthoud.org/178/Planning-Department
Under the ‘Short-term Rental Regulations Project’ tab
Community Questionnaire

Community Engagement
➢ Creates more effective solutions
➢ Increases likelihood that a project will be widely accepted
➢ Improves communication and understanding between Staff, Town Board, and the citizens of the community

STR Regulations Project Community Questionnaire
Intended to gather feedback from the community regarding short-term rentals prior to presenting the first draft of regulations.

▪ Takes about 5 minutes to complete
▪ Available February 1st through February 16th
   As a soft-launch, the Questionnaire is available starting today!
▪ Link to questionnaire will be shared across the Town’s social media and website

The Community Questionnaire can be accessed by:
Visiting the project webpage https://arcg.is/r5vz9
Or
Scanning the QR Code
Draft of Short-term Rental Regulations

After the Work Session in November 2023, Staff developed a preliminary draft of STR regulations -- Further refinement of the draft is needed prior to presenting the draft to the Board of Trustees --

The draft regulations address many of the common issues discussed during the work session in November.

Those common issues discussed were:
1. Saturation of STRs in neighborhood environments (density)
2. Loss of sense of community
3. Parking
4. Trespassing
5. Noise
6. Parties/Events
7. Enforcement
Draft of Short-term Rental Regulations, cont.

The draft regulations incorporate many of the *suggested regulations* discussed during the work session in November. **Those suggested regulations discussed were:**

1. Approval and licensing requirements, including annual license renewal.
2. Establishing a maximum occupancy limit per STR and defining an absolute maximum number of guests that cannot be exceeded.
3. Specifying minimum off-street parking standards.
4. General rules of conduct for guests, including requirement for Good Neighbor Standards.
5. Requirements for a property manager and neighbor notification.
6. Creating a standard that restricts the STR from being used as an event space.
7. Requirement for Life Safety Inspection at initial licensing and on an annual basis.
8. Penalties for violations.

Many of the suggested regulations are consistently seen in other communities’ short-term rental regulations; therefore, these regulations are **considered industry standard**. Additionally, these standards are typically recognized as being reasonable and fair.

➢ Further discussion on these industry standards may not be necessary moving forward.
One issue of concern is more complex and is not consistently addressed by all communities, that is:

➢ Saturation of short-term rentals in neighborhood environments (density)

Common approaches to addressing this issue include:

▪ Establishing a cap and/or separation requirements,
▪ Defining ‘primary’ residence, and/or
▪ Limiting the number of nights rented per year.

1st Draft of Short-term Rental Regulations:

➢ Draft will contain several options for regulations addressing the issue of density
➢ Staff will discuss these options in detail with the Board of Trustees at the next project work session

* The input we receive from the Community Questionnaire may help guide the conversation on this topic.*
Next Steps

Community Questionnaire
- Open February 1st through February 16th
- Upon closing, Staff will compile comments and will process the feedback collected into a single document (~2-3 weeks to compile)
- Feedback received will be made available to the public, through project webpage.
- Feedback received will be shared with the Town Board at the next Short-term Rental Regulations project work session.
- Feedback will be reflected in 1st Draft of STR Regulations

Continued Research and Creation of Draft
- Staff will continue to research common practices addressing saturation of short-term rentals in neighborhood environments.
- Potential options addressing this complex issue will be reflected in the first draft of regulations and will be discussed in detail during the next project work session.
Short-term Rental Regulations

For project information including project timeline visit:

Town of Berthoud Planning Department at:
https://www.berthoud.org/178/Planning-Department
‘Short-term Rental Regulations Project’ tab

Direct link to the Project webpage:
https://arcg.is/r5vz9

To Participate in the STR Community Questionnaire:

Visit the Town of Berthoud Planning Department website or the STR Project webpage noted above.

OR

Scan the QR Code
Board of Trustees Public Hearing
January 30, 2024