Town of Berthoud Short-term Rental Regulations
Summary of Community Questionnaire Feedback

Community Questionnaire Details
The purpose of the Short-term Rental Regulations Community Questionnaire was to gather general feedback and ideas from the community early in the Short-term Rental regulations update process. Members of the community were able to self-select to participate in the questionnaire and could participate multiple times. Generally, the questionnaire was intended for those community members who reside within Town limits; however, individuals living in unincorporated Larimer and Weld County, outside of Town limits, could also participate. Therefore, the summary of feedback is presented in a more thematic manner rather than quantitatively.

Information about the project and a link to the questionnaire was available to the Community on the project webpage (https://arcg.is/r5vz9) from February 1, 2024, to February 16, 2024. In addition, the Town created a media release about the project which was spotlighted on the Town website and the Town’s social media accounts (Facebook, Instagram). A link to the Questionnaire was provided to the Town Board as well as to the Planning Commissioners.

The Short-term Rental Regulations Project webpage remains active and available to the public. The webpage provides an up-to-date timeline and details on the project. Additionally, the webpage provides a link to this Community Questionnaire Summary and the questionnaire raw data.

Participant Feedback
Total participants: 437 participants

Each question is provided below followed by a brief summary of the feedback received in a box.

Question #1 – Do you currently own or operate a Short-term Rental? This may be in the Town of Berthoud or elsewhere in Colorado or beyond.

Summary of Responses to Question #1: Overall, more than three-quarters of participants indicated that they do not currently own or operate a Short-term Rental.

Question #2 – Do you currently or have you ever lived near a Short-term Rental?

Summary of Responses to Question #2: A little more than half of participants indicated that they currently or have lived near a Short-term Rental. A small portion of participants indicated that are not sure if they currently or have lived near a Short-term Rental.

Question #3 – As a community member of the Town of Berthoud, have Short-term Rentals affected you and/or your daily life? This could include both positive and negative experiences.
Summary of Responses to Question #3:

- Generally, STRs create significant noise, congested to no parking, no oversight by owners and have overall negative impact to the community. We’ve experienced garbage/litter issues, and alcohol issues.
- We currently live by a STR and they throw parties every weekend which is a disturbance.
- Upsetting to neighbors having to deal with short term “party” rentals and guests that don’t take care of the property.
- The STR located in our neighborhood caused anxiety and detracted from a sense of community.
- STRs degrade/devalue long term owners’ homes and guests overtake community benefits (i.e. pickle ball courts, golf practice, pools). Garbage not picked up and is blown around the neighborhood.
- Uncomfortable having strangers coming in and out of the neighborhood frequently.
- People coming in-and-out can present safety concerns and doesn’t help to build stronger community relationships.
- Guests do not respect local rules and regs.
- My kids do not see consistency in their neighborhood because “neighborhood families” are moving in & out.
- Have found they are handy for visiting family and friends. Not having them in town means visitors must look in Loveland or Longmont for lodging.
- When I moved to Berthoud, the closing of my home was delayed, and a short-term rental (in Longmont) was a blessing.
- Enjoy using STRs for our family when we travel.
- Was a host before it became an Airbnb money grab. I’ve used them in the past but not again. I can usually spot the Airbnb house by the vibe and lack of neighborliness by the different faces each week.
- Only positive experiences. I frequently utilized short term rentals for family members visiting us. They loved their stay in town. It allowed them to stay closer to us and to walk to local businesses.
- We use them often when we travel as a family. However, having very large luxury homes on our street rented out as Airbnb’s and ultimately used as event spaces for parties and weddings has negatively impacted my family’s right to quiet enjoyment of our cul-de-sac street.
- As someone deeply invested in both the well-being of our Berthoud community and the success of my short-term rental, running this rental has been more than just a business to me; it’s a way to welcome new faces into our town and show them what makes Berthoud so special.
- There is an Airbnb down the street. For the most part there wasn’t any problem, but a couple of times last summer, the different renters had a big noisy party over a weekend night.
- As surrounding homes of the STR we never knew who was staying there and we felt more insecure about letting our children play freely in our yard.
- Occasionally renters have made it more crowded for homeowners to use the recreational facilities.
- Not directly impacted, however when family visit from out of state, they have to stay in Loveland because there is nowhere in town (either hotel or short-term).
- Haven’t encountered any negative aspects of being near STRs.
- Have found most people renting an Airbnb have been kind and happy to get the vibe of the community.
- Have had nothing but positive experiences and find this is not an issue.
- Moved from Estes Park to Berthoud because of their short-term rental policies. If the Town allows STR's in Berthoud, we will leave immediately.
- Living directly next to a STR. We have to monitor the property because the owners won’t.
- Not yet in Berthoud but we have a place in Granby that has been impacted by STRs. While most are fine, it is the 20% that create the issues for full-time residents. When rentals decline, they cut rates & get more problem renters.
- Affected me positively. As an operator of a STR, I am extremely particular who rents & I enforce my house rules strictly. As someone who has lived next to a STR, I have not had any problems. Most guests are extremely respectful & are not home much, as are here to see the area or do other activities.
- My husband relies on STRs for his job and is living in one right now. We have only had overall positive experiences to date with landlords. Negatives would be lack of availability and often inflated prices.
- We use short-term rentals nearly everywhere we travel. It provides a great way to get to know a community that we’re traveling to and is often the only family friendly option when we’re staying in a more rural or non-city area.
- STRs have made it harder in recent years to find a long-term rental.
- We prefer them when traveling, especially with our kids. Prefer not sharing a room/bedtime or buying 2 rooms with kids. Access to a kitchen cuts down costs when traveling.
- My livelihood is cleaning houses. STRs have tremendously benefited my family to help provide income for my family.
- The STR didn’t affect me much. Half the time it was vacant and the rest of the time everyone kept to themselves. Overall, not a problem.
- As an owner of a STR, I have benefited from supplemental income when my family is not using our property.
- Renting our property allows us the ability to afford a second home, our retirement home.
- Depends on the person or people staying in the STR.
- Positively- we own a shop downtown and we’ve had people who are visiting from out of town and staying nearby who come in to shop.
- We were having repairs done in our home here in Berthoud. We were so grateful that we found a short-term rental here in town so that we could be close to the construction while it was going on and still have a place to work out of.

Question #4 – Do you think Short-term Rentals should be allowed in the Town of Berthoud?

Summary of Responses to Question #4: About three-quarters of participants indicated that they believe STRs should be allowed in the Town of Berthoud.

Question #5 – If allowed, do you think the Town should have a set of regulations for Short-term Rentals?
Summary of Responses to Question #5: About three-quarters of participants indicated that they believe the Town should have a set of regulations for Short-term Rentals.

Question #6 – If allowed, do you think there should be a cap or limit on the total number of Short-term Rentals in the Town?

Summary of Responses to Question #6: Slightly more than half of participants indicated that they believe that there should be a cap or limit on the total number of Short-term Rentals in the Town.

Question #7 – Do you have concerns with Short-term Rental properties? If so, please rank the following options in order of most concern to least concern: incompatibility with neighborhood, degradation of neighborhood character, noise, parking, traffic, in conflict with HOA and/or covenants, events/parties, trespassing, neighborhood safety, impact to property values, loss of long-term housing options, trash, and no concern.

Summary of Responses to Question #7: About one-quarter of participants responded that they have no concerns with Short-term Rental properties.

For the remaining participants who responded with concerns, Noise, Events/Parties, and Parking were of higher concern, followed by Incompatibility with Neighborhood, Degradation of Neighborhood, Trespassing, Neighborhood Safety, Impact to Property Value, and Long-term Housing. Trash, Traffic, and In Conflict with HOA and/or Covenants were noted as being of less concern.

Question #8 – Referring to the previous question, focusing on your top 3 concerns, please elaborate or provide more details.

Summary of Responses to Question #8:

- Zoning regulations are meant to keep types of uses compatible with the neighborhood. STR’s are not compatible with single family homes for full-time residents. Lack of oversight, no enforcement of any regulations on a 24/7 basis are all major concerns with STR’s in R1/R2.
- People bought in our neighborhood to live there, not to have short term rentals.
- No one wants to buy a house and then the neighbor becomes a never-ending revolving door of strangers coming and going.
- The first priority should be to Berthoud's residents, not property management companies and individuals using this community’s unique qualities for personal financial gain. If Berthoud needs lodging for visitors, then make that happen, but STRs are not the solution because they can easily ruin the quality of life for residents.
- Studies have shown that short term rentals negatively impact the availability of housing. This goes against the small town feel of Berthoud. As evidenced by the town's website, Berthoud projects a strong community feel. There are a significant number of facilities/events for its residents. Allowing short-term rentals will make it more difficult for families to live in and enjoy Berthoud.
- A study showed a connection between an increase in crime and the introduction of short-term rentals in a neighborhood. Short-term tenants do not have the same commitment to neighborhood community standards as long-term residents and owners.
- We like to know who is next door to us. Agreeing to short-term rentals would take away of us knowing the people of our community.
- Safety of our children when we don’t know who is living in the STR.
- I am concerned that if too many homes become STRs, certain neighborhoods will become glorified hotels with no character or community cohesion.
- I strongly advocate for implementing clear guidelines for short-term rentals (STRs) to ensure they align with the community's values and needs. It's essential to establish strict rules delineating what is permissible and what is not within the realm of STRs. A successful STR should seamlessly blend into the neighborhood, offering a positive experience for both guests and those living nearby.
- When we buy our homes, we always consider the return on our investment should we decide to sell. The stability of the neighborhood, the appearance, the quality of the homes, the socioeconomic environment all play into our decision. Transient or transitional housing is not what we desire nor want to see in the Berthoud community.
- Uncertainty about who your neighbors are from day to day makes for less "settled" living. It isn't that the strangers who are renting are bad people, but having the flow of strangers in and out of the intimate environment we enjoy is detrimental to the overall lifestyle. Creates significant parking issues and lessens the availability to our recreational facilities for which we are paying. I am getting no obvious benefit from the rent they pay to the rental owners. I appreciate that having short-term renters in the Town probably contributes to the income of stores, bars, and restaurants, and if they lose that income, that loss may come back to me in the form of higher prices, but I would accept that impact.
- I don’t believe short-term rental guidelines will be effective as they are almost impossible to enforce. It would be much wiser to not allow short-term rentals at all.
- “Incompatibility with neighborhood” encompasses all of the subsequent answers very well. Short term rentals need to be strictly regulated and enforced in neighborhoods where children play, elderly walk, etc. Nobody deserves to live in a neighborhood that becomes overrun with traffic (speeding, distracted driving, etc.), or noise, or trash.
- Current city zoning does not permit running a commercial enterprise in an R1/R2 zoned neighborhood. Increased traffic will occur since STR’s encourage customers trips and multiple vehicles. Traffic trips proportionally increase relative to renter turnover. Peaceful neighborhood norms suffer from churn related to STR businesses. HOA and covenant enforcement becomes strained and more costly when in conflict with City code. Parking becomes burdensome to residents due to limited on-street parking from narrow lot frontages. Enforcing parking restrictions on temporary renters can be contentious and dangerous. This will strain city/county policing resources.
- I really went back and forth about “should Berthoud allow them”. Loss of long-term housing is the primary concern - hence the desire for the town to limit the number if they do. And this is coming from someone whose husband relies on STRs. The Front Range is already financially inaccessible to so many and is leading us to a bigger employment crisis because people can’t afford to live where they work. We are not second-property owners (nor do we want to be) but wonder if owners might be more prone to reduce their rent and have a
longer-term renter than leave a place sitting empty in hopes of a higher-paying but more temporary one?

- As hosts ourselves, we’ve tried to be thoughtful and not degrade or disrupt housing availability. The last thing I’d like to see if someone not able to find housing because of short term rentals taking that part of the market. I think this is why being an owner occupant has been especially beneficial, as we were renting a part of our home as opposed to an entire single-family dwelling being used solely as an STR.
- I think they are a nice addition to a town without hotels/overnight options, but I do worry that it is impacting the rental market as a whole.
- Regulations may not be able to protect neighborhoods from illegal activity or potentially dangerous persons.
- The usual concerns seem to be almost always overstated. My top concern was not listed. Which is -- exaggerated and unsubstantiated complaints by neighbors without contacting the property manager first. Neighbors should not be allowed to influence the Board with multiple unsubstantiated complaints without contacting the property manager first.
- I have only one concern. All laws and rules like HOA must be followed. I have no other concerns.
- Do not have a concern about short-term rentals in Berthoud. With regulations and guidelines, short-term rentals can be effective and provide lodging.
- I have zero concerns. Frankly, if the short-term rental is, let's say loud, then it will be for a short time. If a person has a year-long rental and they’re loud, then I have to deal with it for an entire year. If short-term rentals presented major problems, Airbnb, VRBO, etc. would not be successful. They work, they work well, and should not be under "regulation" from the town.
- The only concern I have is large companies buying up properties for short-term rentals. So the regulation I'd like to see limiting ownership to individual or small sized local operations.
- It's a hard thing to quantify, but short-term rentals can be awesome for events like family reunions, the Korn Ferry, or events that Berthoud wants to host that would bring in people from out of town but doing that without opening the door for "just anybody" is a hard thing to define.
- My biggest concern is ensuring my rental positively affects Berthoud, enhancing local business without altering the town's essence. I encourage guests to immerse themselves in our local culture and economy in a respectful manner.
- As a short-term rental owner, I want to uphold the quality of the home and the neighborhood for our current neighbors, for our long-term real estate investment, and to attract better renters. We don’t want to contribute to unwanted events, noise, trash or undesirable living conditions for our nearby neighbors.

**Question #9** – Do you have other general comments about Short-term Rentals in the Town of Berthoud and how the Town should address them?

**Summary of Response to Question #9:**
- The Town needs to be able to enforce the rules. Without enforcement, they are worthless.
- Recommendation that any policy be taken out to the community in forums to ensure open input. Trustee study session/meetings do not allow for "open" discussions as did our recent forum at Heron Lakes.
• Hotels are for short term rentals. Neighborhoods should be able to decide for themselves through their own HOA process.
• HOA should be able to opt out of Airbnb if they want. Out of town landlords no way.
• Concerned about the potential conflict between Metro District policies and Town of Berthoud policies, should STRs be approved. The Metro District policies we agreed to when purchasing our lot specifically do not allow STRs. Conflict between town /metro district will occur if approved.
• Berthoud is struggling to grow while maintaining environmental and social standards, and this would further degrade the objectives of the town.
• I can't speak more strongly about making STR's outright illegal. This would rob normal people of their sense of safety and community, so that a few people can pad their already padded pockets.
• Why? The town is not going to make significant income from this. It boils down to do you want to protect the rights of the multitude of single-family homeowners or give a small handful of people the right to make a few bucks at the expense of their neighbor’s quality of life.
• Enforcement! This issue created anxiety, fear, and tension. We became STR police and had to confront property managers/owners. Berthoud lacked the resources to enforce a no STR policy; where will it come from if approved? Are STRs so important to risk something that cannot be managed and enforced?
• Please don’t pursue a one-size-fits-all approach. And don’t proceed with any formal expansion of STRs until an enforcement plan is fully agreed upon and funded. Limiting STRs to multi-use areas may make enforcement easier.
• If short-term rentals are allowed, with regulations or a cap, who is going to monitored?
• Our biggest concern is taking away from the neighborhood culture and atmosphere. We built our dream home in a neighborhood that we love, and it is concerning to have a rental property next door.
• If this is allowed, you must be a resident of Berthoud. Limited owner occupied STR homes. Need to have one to two full time Berthoud employees policing these.
• Consider a special use in limited areas. Through that neighbors have input; special conditions can be placed to minimize impacts, owners/renters would be clear on what is allowed, and enforcement would be easier. Special use process allows more than a one size fits all option.
• Covenant control is all that is needed beyond city laws that are already in place. Cities should not treat all neighborhoods equally and they are not all zoned equally. Rules should not be put in place to control private property use like this.
• STRs should be regulated to protect the character of existing neighborhoods. There should not be a set cap on STRs, which would just give an advantage to people first to obtain licensing.
• Since Berthoud offers no hotels or B&B's, short-term rentals are crucial to house visitors for events like the Newell Farm Concert, golf tournaments, class reunions, etc. Visitors stay within walking distance of downtown where they eat and shop, i.e., spend money.
• Using STRs for a corporate meeting or some kind of retreat is inappropriate in my opinion.
• We’re fine with rules and regs to keep it all aligned and have a way to measure if a rental unit is upholding its end of the deal or not.
I am surprised at how big of an issue this has become in the Berthoud area. I understand how homeowners could see the benefit for both sides during the Korn Ferry event. STR's make sense for places like Denver, Telluride, Aspen, Vail etc. But I am not seeing how STR's make sense for Berthoud.

I acknowledge the necessity for implementing regulations of short-term rentals in Berthoud. These guidelines are essential in balancing interests of the broader community. By establishing rules, we can maintain Berthoud's charm and character while embracing the benefits that these rentals bring.

If handled appropriately, STR's can be of value to the area. It is difficult to have no lodging for out-of-town events. It can be an income stream for the community but needs to have enforceable guidelines.

STR’s are a necessity in our town because we have no housing for tourists, our families visiting, and people relocating, STR’s are a vital part of a healthy town. If you regulate and take a stance, you will have to pay someone to monitor it either way. Do it like Loveland and don’t regulate.

The town should worry about fixing their own issues not making new ones. Water costs, amount of traffic and our roads are not designed for, road conditions, and schools are just a few things that come to my mind.

Telling me what I can do with my own property is a blatant overreach of political power. Yes, regulations should be implemented in a timely manner (you have not been timely with this issue as of yet aside from an altogether stop order) to help prevent misuse, but anything behind that is tyrannical.

The Town of Berthoud is overstepping their bounds and enforcing their will on the private citizen.

Any council member who votes for this will face steep opposition in the next election.

I don't think the town should be involved at all with how people want to use their homes. The only time the town should step in is if the property is falling apart, becoming a visual negative or actual physical danger to surrounding residents.

Don't Allow Them! The Town does not even have the staff/employees to manage it. When I’ve called with complaints there is one part-time person handling complaints. If you allow this, it will get totally out of control!!!!

It doesn't matter. The town rulers don't listen to us. You give lip service to our views, then do whatever you want. We see this repeatedly. We repeatedly express concerns over rampant development. You rubber stamp everything. We vote against debt for rec, center, you do it anyway.

This is an overreach of private property rights, that appears to be looked at as if STR are hotels, but they are in fact not. Return rights back to the property owners in this town.

STRs can be a substantial source of income. If the city decides to prohibit them, then just compensation should be provided to all property owners for the loss of unrealized gains.

Follow Larimer County rules and requirements for STR.

Make the STRs follow and be permitted by Larimer County.

As a small business owner in a town that has zero hotels or other accommodations and as a large family with my parents and other family living out of state, having some way to host family guests and draw additional revenue to our business is vital.

Would like that freedom, but don’t want to live next to one.
- STRs are a contributing factor in pricing locals out of where they grew up, inviting out of town and out of state money buying so called ‘investment’ properties and artificially inflating housing costs for everyone.