

# Short-Term Rentals (STRs) in Arvada

## Revised Proposal

### Guiding Principles

- Protect neighborhoods while accommodating an existing and desired activity in residential zoning districts.
- Require licensing to ensure short-term rental accommodations are good neighbors and provide for a fair operating environment with hotels and other lodging providers.

### STR Proposal

1. Allow STRs as an accessory use in all residential zone districts with:
  - a. The entire house or individual rooms in a single-family detached dwelling, an ADU, a guest house, or a tiny home permitted to be rented as a STR. No other accessory buildings, tents, trailers, or other mobile units may be used for STR purposes.
  - b. Limit of one STR license per property. For example:
    - i. One STR for either the principal residence, an ADU, guest house, or tiny home for a single-family detached property;
    - ii. One STR for a townhome (i.e., attached unit);
    - iii. One STR for a duplex in one ownership (i.e., one side of the duplex can be a STR);
    - iv. For multifamily apartment buildings:
      1. Only the property owner may operate a STR (based on one STR per property); and
      2. Renters cannot operate a STR.
    - v. For multifamily buildings with individual condominium ownership, the owner of a unit can rent the unit as a STR if it is allowed by the homeowners association.
  - c. One off-street parking space is required;
  - d. A STR can only be rented to one party at a time;
  - e. A license from the City is required; and
  - f. STRs are subject to the restrictions of homeowner associations.
2. License requirements.
  - a. The applicant for a STR must:
    - i. Obtain a business license and a short-term rental permit prior to operating;
    - ii. Be the property owner or a renter of a single-unit detached house, duplex, townhome, or condominium unit, providing that a letter from the property owner authorizing the renter to have a STR is provided with the license application.
    - iii. Identify which portions of the dwelling unit or property are to be used for the STR;
    - iv. Only rent out the STR for less than thirty days at a time;
    - v. Provide one parking space for the STR and indicate where on the property the parking space is located;
    - vi. Self-certify that the rental unit meets all applicable codes and safety standards. (The unit may be inspected based on complaints.)
    - vii. Pay the City's Lodgers' Tax;
    - viii. Ensure that the property is covered with a minimum of \$500,000 in liability insurance.

- b. The STR license is not transferable. The license would terminate on the sale of the property.
- c. The license is to be used in all rental marketing materials and must be displayed in the STR unit. (This is so that the City can track and monitor where STRs are located.)
- d. Where the whole house is rented and the property owner is not on-site, the owner or an owner representative must be available to respond within one hour to any complaints. The owner representation must reside or have their business located within 25 miles of the STR. A 24-hour contact number for complaints is to be provided for the STR renters.
- e. On-site short term rental advertising signs or other displays are prohibited.
- f. No short-term rental property shall be used to conduct non-owner related weddings, parties, or other similar events.
- g. The permit can be revoked for cause.