

6. Comments
Get rid of them.
Continue to charge higher taxes on rentals until we see rental rates plateau. Give back to full time residents and improve other items in this survey.
Would be in support of more regulation of STRs as they continue to take over the neighborhood.
34% of the homes in TCE are STRs as of 2022. No official complaints received, no crime except speeding by contractors and some renters. No violations for parking, RVs/Trailers, trash, firepits, etc. Need to treat STRs just like full time homeowners.
I believe it's good for the economy and gives us an advantage over the town of Breckenridge
If Short-term rentals follow the rules, then no problem. capacity limits do need to be adhered to.
As long as trash is dealt with properly, STR has not been much of an issue to me or anyone I talk to. need to make sure town ordinances are enforced. Ie parking in street, bright outdoor lights.
Short term rental Code enforcement is the top priority. We are seeing these short term rentals taking over the neighborhoods with overcrowding litter and speeding vehicles. Is there still a hotline to call for short term rental code complaints?
Maintain policies as is please.
Not happy with the amount of STRs around us. We have issues with the one right behind us. People not caring around neighbors, using the hot tub late at night and being loud when we are sleeping, etc. STRs need to be limited!!!!
I am not a fan of STR. I like our nice quiet local neighborhood. The STR put a lot of wear on our resources. There should be a limit on nights occupancy per year and it needs to be managed.
Please regulate these. As I've mentioned in prior surveys, it's unsettling to have a new group of strangers next to your home every few days.
I'd like to see ST rentals Capped @ 30%.

We should set the example on how to live in harmony w STRs, not everyone has lived here for 20 years+ lets set the best practice

More governance on care of the rentals. I don't want to see restrictions on how many, however we need require each owner to provide standardized rules. For example, I see renters waling on other properties like they are hiking in the woods.

There is no sense of community in Timber Creek Estates because of all the STR's. I am a full time resident and there are only about 10 other full timers in our neighborhood.

Limit number of licenses, control/limit growth. When I moved in not a single house did short term rental now 4 of 8 homes rent short term

They have already killed our neighborhood.

TOO many already. Most STR do not respect neighborhood or SPEED limits

Homeowner that does not rent.

Short term rentals are extremely valuable to our community. They keep our property values higher and also help to lower our tax bills.

Renters need strict trash discipline. Maybe fining a landowner if a bear gets into their trash?

Before making any STR decisions based on "the court of public opinion" the Town needs to objectively define the issues/concerns and focus on a path forward that follows the Mission Statement "conserving our natural residential environment."

Rentals bring a lot of car and foot traffic to our area and our trails. The town may benefit from tax dollars, but with short term rentals there is the added expenses of road and trail maintenance, law enforcement for private property, etc.

No STR in neighborhoods. Too much noise and tourists can be very inconsiderate of residents with their parties and loud vehicles. Neighborhoods should be residents only. Keep tourists in Breckenridge
It's nice to have options to STR

STRs are almost equal in number to resident housing (per the ToBR Budget narrative). Has anyone even asked what the impact of this shift from residences to commercial use has on our environment and community (and the ToBR Mission Statement)?

Difficulties with maintenance/ lighting issues with absent owners or managers who do not address external property.

We want neighborhoods. Limits to #s of rental units, frequency of turnover, parking, noise, to be set so that we enjoy our home.

I think this issue is now in control, much more so than a few years ago.

Number of short term rentals, adherence to HOA, town and county ordinances are key concerns. How to hold absentee owners and irresponsible renters accountable are big issues.

Existing town rules governing STRs just needs to be better enforced in the small pockets where violations occur, not infringing on property rights of our citizens by restricting or burdening them with unjustified costs or increased taxation

No more short term rentals!

We are very concerned with the potential changes to the taxation rate of real estate used as STR. Quadrupling our rates would be devastating. We hope Blue River benefits from the licensing and lodging taxes our (and others) STR generates.

Enforce existing regulations such as leaving trash cans out. Nobody including police want to enforce rules against these commercial biz, so set enforcement priority.

I'm not trying to be difficult but I honestly don't understand what the issue to be addressed is for this one.

Not allowed

No interest in renting property.

good source of income for the town

I would like to see the codes on the books enforced. They are plenty to keep things good.

Many voting residents live here because of what is in the Mission Statement. STRs have contributed significantly to the erosion of the M.S. Instead of community-damaging Town government STR policies, follow community-caring policies, i.e. fewer STRs.

There is nowhere in town to buy a bottle of water. I'd hate to see the regular maintenance, repairs, town staff, emergency services and town budget without the impact of STR tax collections.

Short-term rental opportunities help to preserve home values. However, no short term rental guests should be able to use the Tarn under any circumstances or the Tarn will be overflowing with people.

Doesn't seem like an issue

I don't want too many STR's because it impacts the feel of a quiet neighborhood.

these are fine as long as parking on the road isn't allowed.

Many STRs are advertising for more bedrooms than what they are being assessed for, allowing for more people in the rental house, which equals more water usage. We should be monitoring STRs for the # bedrooms advertised versus # bedrooms on record

Maintaining the right to STR my home is of the utmost importance. I only rent for a few days a year but the ability to do so is a huge factor in both my long term ownership prospects and property value. The town should not restrict STR rentals.

We would like to see the rules and regulations allowing short-term rentals remain in place.
Too many short-term rentals all around us. I moved here hoping to have a sense of community and I am not comfortable with different people renting every weekend. That is why we didn't buy in Breckenridge. I would expect some, we are surrounded. What
We have a lot of knuckleheads blocking the roads this winter because they did not have 4 wheel drive vehicles and weren't thinking as they tried chaining up in the middle of the road or just sitting in the road. Never seen it this bad before.
We don't rent our home, but feel that people should be able to if they wish
Would love to see less permits given out. We are losing our small town feel.
Do not impose further restrictions on STR's
Have not considered renting out my property but new property assessments may force me to do so
If code enforcement was not an option, this would be medium. I feel most of the challenges with STRs can be solved through better enforcement.
I do short term rentals and it is very important to me
We are probably not wanting to do this ourselves, but want it regulated for our neighbours so that we it doesn't get out of control
Short term rentals are taking away from the neighborhood feel. Not to mention all of the locals I know that cannot find housing. Not sure what the answer is...
Please stop turning our community into a commercial enterprise. It sucks. I'm all for limits on STRs.
I think it's good to limit capacity to the number of bedrooms. But I also think it's good to allow short term rentals.
We rent our home on a short term basis and would not like to see any more restrictions on such rentals. Short term renting provides tourists with a place to stay at a reasonable price where they can cook their own meals and wash their own clothes.
Definitely needs to have a cap like the towns and county near Blue River.
We have had short term renters come into our yard take our sleds and use them in our yard.
If people can't afford their homes with out renting then they shouldn't own them.
Trash from short term entails is always a problem with wildlife getting into it
Police should write tickets to everyone who leaves trash out overnight. Nonody wants to write these citations and it needs to be done continuously.
Full time resident and not planning to rent.

Homeowners should be able to use their properties how they see fit, including renting them long term or short term. Either way it is just people sleeping in a house which is the purpose of housing. It limits opportunities for people and taxes for BR

Preserve property rights for owners to use the property under the same terms as when they purchased.

Restrictions lower property values translate to lower tax revenue. Completely anti-American

The changes to the Ordinance regarding STRs urged by those who wish to reduce STRs appear to have had the opposite effect. It appears more owners now do STRs than before, not less, perhaps out of fear of a cap and the minimum 10-day use mandate.

Wish there were fewer rentals so more locals can buy up here.

We live here full time and short term rentals are not good. Renters do not respect private property. Plus the do not respect the leash law.

If we want to have a community and not a hotel district all short-term rentals should be eliminated.

STRs are essential to property values and provide many jobs for Blue River residents

What is difference between short term and long term rentals? I have observed over 25years owners of long term rentals have multiple short term rentals in their property, but don't report it. They have more cars around. These renters trash the river.

More enforcement on occupancy limits needs to happen. Verifying Septic and well permits with applications is a major issue. I think 28% STR's limit per subdivision would be a better fit for keeping a balance.

I have short term rentals in both Breckenridge and Blue River and have seen the negative impact that regulations imposed in Breck have on property values. Blue River is a small community that does not need regulations, forcing houses to sit empty.

There is no enforcement or cap, my subdivision is now over 50% short term rental with no concern from board of trustees.

What exactly are you asking here??

Any policy that would allow more rentals in our residential communities.

Protect personal property rights

For the most part they don't bother me. other than the cars that get stuck and sometimes too many cars at a rental. outside lights can also be a problem if the renter does not turn them off at night

Concerned that while Breckenridge pushes their agenda to limit short term rentals, it will end up pushing more rentals into Blue River - and especially into Timber Creek Estates, causing neighborhood disruption

While Short Rental is part of the community, it also needs to be limited so as avoid become mostly short rental area and no different than Breckenridge.

I feel that limits should be placed on the number of short-term rentals in each subdivision/neighborhood.

This is by default a high priority for any mountain community. I believe that a lot of enforcement issues need to start with resident reporting & this should be more promoted and encouraged by the town.

I have encountered many short term renters whose vehicles are not equipped for our roads. Many vehicles have been stuck on Spruce Creek Road and they cannot navigate the hill (2 wheel drive and/or no snow tires).

Please limit these! Nothing worse than a new group of strangers showing up weekly next to a \$2MM home! The explosion of STRs drove me out of Peak 7 ~ Iâ€™d hate to have the same here.

It would be nice if the short term rentals in our area would stop using the park for overnight/overflow parking.

I donâ€™t understand the question

I know this is a hot-button issue, but we personally don't have any issues with the properties that short-term rent in our area. We feel that enforcing the laws on the books is a sufficient recourse for anyone that has problems.

Disappointing the current board was not pro active with the issue

Too many

I think the regulations and taxes are good right now.

I am ok with current policy; however, I am interested if there is a movement towards change so I can understand how it might affect us.

Reward the good ones and fine the bad ones.

Not a renter so this is not relevant. However, renters need to be aware of the BR/County regulations and make sure they abide by them. We do get annoyed when Renters continually use our driveway as a turn-around because the DW where staying is poor

Enforce what is in the books for STRs and keep out of home owners business and finances

Without the ability to rent my home, short-term, I would not be able to afford to own it or live there. Itâ€™s a great opportunity to have a second home in the mountains and yet make it affordable.

Out of Control. Walk any street in Blue River and you can always spot the STR. These owners are simply not good neighbors. Microtrash, unmaintained driveways in Winters, simply abysmal landscaping in the summer with yards loaded with noxious weeds

Short-term rentals are not a concern. Surrounding neighbors are respectful and organized. It is understandable that communicating about wildlife (biggest issue with trash) is difficult and must be the responsibility of the homeowner/property manager.

We seem to be the only neighborhood that is almost all STR. Noise, lights, constant traffic into the wrong houses, cars getting stuck all over the neighborhood....

We want to stay aware of any changes that may impact our property. As an owner and a short term renter we don't want to hurt either group of individuals.

We need to remember that we live and chose to live next to the busiest ski area in the country. STRs put money in the owners pockets which is not a bad thing. Treat everyone with dignity and respect. And remember living here is a privilege.

I would appreciate STR regulations to stay as is, with no new restrictions.

With current values affordability may be limited without ability to rent, yet the characteristics of the neighborhood just would seem better without renting.

I'd rather have fewer short-term rentals. I fully support STR being classified as a business-- which is what they are.

Too many STR