



# FRUITA

## COLORADO

### **Short-Term Rental City Council Review**

City Council Workshop - February 25, 2025

## 2024 Review

- 101 Short-Term Rental Permits Issued
- Staff had great face-to-face time with short-term rental owners.
- Staff has been working with Short-Term rentals to better collaborate and support the community.
  - Examples: Granicus, Lodging Tax & Fruita, Special Events, Local Vendors

## 2025 Overview

### Permits as of 2.28.25

- 98 Short-Term Rental Permits Issued
  - 60 are located within the downtown triangle (Highway 6&50, Ottley Avenue, and Pine Street)
  - 9 are Accessory Dwelling Units (ADU)/Rooms in residences.
  - 5 are Owner Occupied (Reside 6 Months out of the year).
  - 24 are Outside the downtown triangle.

## Additional Information

- There are 82 Second Homes/Investment Properties in Fruita.
- Several short-term rentals did not renew for 2025. We are seeing a decrease in Occupancy and an increase in sold properties or owners switching to long-term rentals.

## Current Trends in Fruita

- Overall occupancy is trending downward, 70% or below occupancy.

- There are more short-term rentals today than when Matt Carson started on the program but the number of short-term rentals are decreasing.
- Weekends bookings are full but Midweek is slower. Most short-term rentals will change their booking habits from November – February to 30+ day rentals.

## Cloudpermit Application Process

- In 2024, the City of Fruita moved all short-term rental applications online using the Cloudpermit software. Using this software allows us to go paperless with 100% of applications being online in 2024. Applicants can easily renew online and it takes less than five minutes.
- This was the first time the software, Cloudpermit, was used for short-term rentals. The company created a free module for the City of Fruita that was developed by our input and was given to us for assisting in development.
- The 2025 application/renewal process was completed in one month compared to three months.
- Staff is working through new ways to improve the program including possible self-inspections in 2026 with a video safety system operations.

## Granicus Compliance and Tax Collection

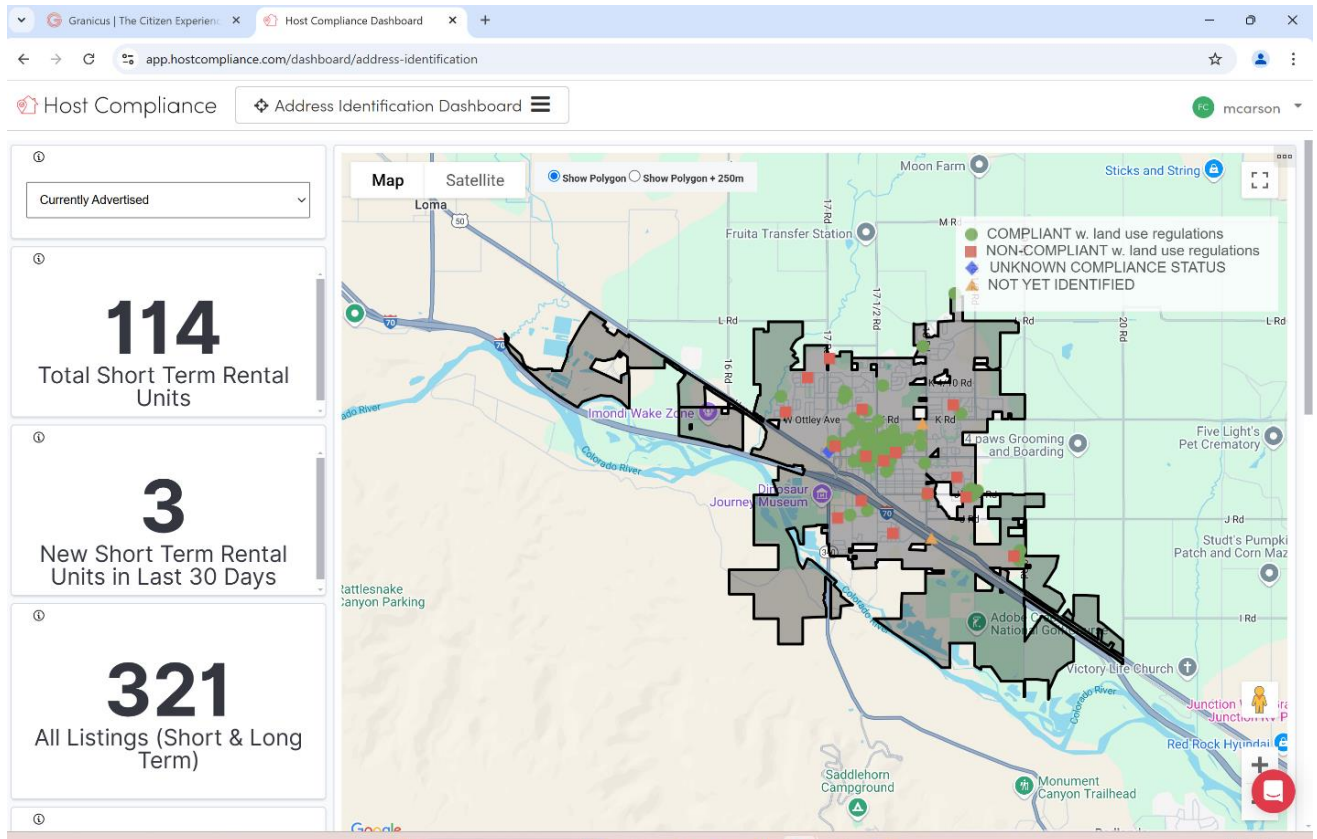
In 2024, we started using Granicus software to track all short-term rentals in Fruita. This helps staff regulate how many short-term rentals are in the community and ensuring they are meeting all requirements to operate safely.

We saw one illegal short-term rental sell property instead of going through the permitting process.

## Example Report

- January report found one Illegal Short-Term Rental - Santa Ana

Online Tax Submission, Over Promised Under Delivered, Non-SIPA compatible, Possible Refund



## Downtown Fruita Triangle

