



## MEMORANDUM

Meeting Date: 11/24/2025

To: Town of Grand Lake Board of Trustees  
From: Steve Kudron, Town Manager

**Re: STR Licenses and Fees**

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Trustees:

As Cose Enforcement continues to identify, assess and maintain compliance of the Short-Term Rental program, some issues that require consideration have come to light.

At this workshop, staff are asking for direction regarding the management of STR inventory that is generally located in the Commercial and Commercial Transitional zones and is a unit typically less than the minimum single-family residence. This includes studio condos of 400-600 sq feet and lodge or motel rooms of 200-350 sq feet.

The current retail rental market of these units is driven by online booking spaces, and increasingly less through direct websites and hotel booking systems. Existing businesses – which hold a variety of licenses – hotel/motel, lodge, Bed & breakfast; their units are not accounted for through the current STR system.

Staff are seeking input on the best equitable approach to these types of rental units. Brian has prepared some additional documents for review.