



To: Town Council  
From: Madison Harris  
Date: January 31, 2025  
Agenda Item: Ordinance 03 - Series 2025 (First Reading) An Ordinance Amending Section 6-7-40 of the Minturn Municipal Code to require occupancy of a property as a primary residence prior to approval of a short-term rental license.

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**REQUEST:**

Council to approve on first reading Ordinance 03 - Series 2025 An Ordinance Amending Section 6-7-40 of the Minturn Municipal Code to require occupancy of a property as a primary residence prior to approval of a short-term rental license.

**INTRODUCTION:**

At the June 19, 2024 Council meeting, there was a discussion spurred by input received on the Community Survey in regards to Short Term Rentals and recommendations from Council members. Due to the breadth of that discussion, it was recommended that there be a separate discussion regarding 2-year residency requirements.

That discussion was had at the January 15, 2025 Council meeting.

**ANALYSIS:**

Since the introduction in 2017 of Minturn's Short Term Rental policy, little has changed. It has been observed that in the last couple of years, there have been a couple of instances where property owners will use the current 2-year ownership requirement as the time to go through the Design Review and Building Permit process, and, once they've received their Certificate of Occupancy, the two years have passed and the property immediately becomes a Short Term Rental.

At the January 15, 2025 Council meeting direction was given to draft an ordinance addressing two paths for short term rentals. 1. If the whole property is to be given a STR License then it must have functioned as a primary residence for the initial two year ownership, and 2. if only a portion of the property is to operate a STR License then as long as the rest of it functions as a primary residence then the two year ownership requirement is waived.

**COMMUNITY INPUT:**

In the Community Survey completed in April 2024 and presented to Council, many residents expressed worries about the impacts of short term rentals on the availability of locals housing. There were some suggestions for further tightening regulations on STRs and some residents felt the need for stronger enforcement.

**BUDGET / STAFF IMPACT: TBD**

**STRATEGIC PLAN ALIGNMENT:**

The comprehensive review of the Town's Short Term Rental regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Within the Council's priorities in the 2025-2027 Strategic Plan, under Affordability: Update STR regulations to require 2-year owner/local occupancy from time of C-O, not purchase date.