



To: Mayor and Town Council
From: Michelle Metteer, Town Manager
Date: December 6, 2023
Agenda Item: Ordinance No. 25 - Series 2023, Approving an update to short term rental fees.
This is a Second Reading. No changes from first reading.

REQUEST:

Approve Ordinance No. 25 - Series 2023, approving an update to short term rental fees.

INTRODUCTION:

In 2017, the Minturn Town Council approved Ordinance 4 – Series 2017, establishing requirements for short term rental properties in Minturn. Short term rental properties now make up much of the visitor lodging in Minturn, and have a large impact on neighboring properties and the Town as a whole. Additionally, short term rental management was identified as a priority housing tool in the 2019 Minturn Housing Action Plan.

ANALYSIS:

The Town of Minturn implemented short term rental guidelines in 2017. At that time, a cap was set at 50 total properties, or 10% of Minturn’s total housing inventory. To date, we are at half that (25 properties, this fluctuates somewhat year to year). Pricing at that time was set at \$300 annually, and was a flat fee regardless of the size of the rental.

Due to neighborhood impact, staff time necessary to manage short term rentals, and in comparison with other area and other regional mountain communities, town staff are recommending that we move to a tiered fee system.

COMMUNITY INPUT:

Town staff have received input and feedback from the community since the implementation of short term rental guidelines in Minturn. That feedback has included concerns about neighborhood impact and the housing challenges that exist in our area.

BUDGET / STAFF IMPACT:

This change will create an estimated additional \$10,000 annually in short term rental fees.

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

The Town will seek to make ethical, informed, **data-based decisions**. With a focus on the public process, the Town Council and staff are committed to serving Minturn with the honesty and integrity in all aspects of local government.

RECOMMENDED ACTION OR PROPOSED MOTION:

Approve Ordinance No. 25 - Series 2023, approving an update to short term rental fees.

ATTACHMENTS:

- Ordinance No. 25 – Series 2023