



To: Mayor and Council  
From: Cindy Krieg  
Date: June 14, 2024  
Agenda Item: Short Term Rental Policy Discussion

---

#### REQUEST:

Staff is requesting to discuss and receive direction from Council on potential changes to the current Short Term Rental policies. This is due to both recommendations from Council members, as well as community input on the recent Minturn Community Survey.

#### INTRODUCTION:

In 2017, the Town of Minturn introduced a Short Term Rental policy, and since that time, the general policy has remain largely unchanged.

Town Council members have recommended that a policy discussion take place, to evaluate whether the current polices / regulations are sufficient.

#### ANALYSIS:

Some proposed changes to the policy include:

- Occupancy for 2 years (vs. simply owning the property for 2 years)
- Provision for on-site full time residents to be able to apply for an exemption from the 2 year requirement (providing the owner is living on the property and is a full-time resident of Minturn).
  - Would need to verify the definition of a “full time” resident
- Based on community survey input, council may also wish to consider looking at the number of short term rentals and whether a change to the cap should be considered

#### COMMUNITY INPUT:

In the Community Survey completed in April and presented to Council recently, 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. Those results are attached.

#### BUDGET / STAFF IMPACT:

Unknown. Changes to the policy would not have an immediate impact on budget, as there would be no upfront costs. The only costs that may come into play would be if the Town were to ever need to bring on outside help to assist in managing our STR program.

#### STRATEGIC PLAN ALIGNMENT:

In accordance with Strategy #3 to sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn Minturn". Minturn strongly values its full-time resident community.

Founded by the working-class, the town continues to emphasize the local's experience and quality of life. To maintain the character of Minturn and its ability to transcend time, the community must continually make strides to emphasize the working class. Identification of diversification of revenue and financial stability were also discussed during the most recent Council Retreat.

RECOMMENDED ACTION OR PROPOSED MOTION:

- Staff is seeking clear direction from Council on potential amendments to the Town code as it relates to short term rentals

ATTACHMENTS:

- Community Survey results regarding STR questions