

Denver Short-Term Rental (STR) Proposed Licensing Framework

I. General Licensing Requirements:

- a. Licensee must be a legal resident of the United States.
- b. Licensee must have permission from the landlord or property owner to operate STR (if applicable).
- c. STR Unit must be Licensee's primary residence.
- d. STR use must meet all applicable zoning regulations.
- e. Licensee must possess a valid Denver Lodger's Tax account number.

II. Additional Licensing Requirements:

- a. Licensee must provide the STR unit address and personal contact information to Excise and Licenses at the time of application.
- b. Licensee must provide a rental packet with applicable city rules and restrictions, as well as pertinent unit safety information to guests upon each booking:
 - i. Applicable city rules and restrictions may include but are not limited to, on-street parking restrictions, noise regulations, refuse collection schedule, etc.
 - ii. Unit safety information may include, but is not limited to, pertinent egress/ingress, fire evacuation route, safety features, etc.
- c. Licensee must maintain general liability insurance to protect against property damage / bodily injury.
- d. Licensee must maintain an operable smoke detector, carbon monoxide detector, and fire extinguisher in the unit at all times.
- e. Licensee must list the unit's STR license number on any online, print or other advertisements.

III. Fees and Fines:

- a. Application and renewal fee for a STR license will be \$25 annually.
- b. Fines for advertising without a STR license number will be subject to the existing General Violation process (up to \$999 per incident).
- c. Fines for operating without a STR license will be subject to the existing General Violation process (up to \$999 per incident).

Zoning

The licensing framework would be tied to an amendment to the Denver Zoning Code to permit short-term rentals as accessory to a primary residential use, with limitations, where residential uses are currently allowed. A zoning permit would not be required. Only one STR license will be allowed per primary dwelling unit.

IV. Enforcement and Revocation:

- a. Enforcement consists of routine compliance monitoring (tracking unlicensed advertisements) combined with complaint-based investigations through Excise and Licenses inspectors.
- b. The Director of Excise and Licenses may enter a summary suspension order for the immediate suspension of any STR license pending further investigation through a show-cause hearing which could lead to revocation of the STR license.

For questions, or to sign up for future STR updates, please email STR@Denvergov.org.