



BOARD OF COUNTY COMMISSIONERS

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June 15, 2022

Summit Association of Realtors
352 Lake Dillon Dr.
PO Box 2397
Dillon, CO 80435

To whom it may concern:

Thank you for your letter and efforts surrounding housing conversations regarding the Summit County Moratorium on short-term vacation rentals and future regulations on this industry. The Summit County Board of Commissioners (BOCC) believes that additional regulation is needed to ensure the best short-term rental experience for owners and renters, and that some neighborhoods are simply not suited to the short-term vacation rentals. Factors such as access to amenities for renters, as well as impact on neighborhood character for our working families are being considered in order to ensure a sustainable industry and consider the long-term impact to our community.

Summit County is unique in that the number of short-term rentals per capita far exceeds any other county in the state. The growth of this industry, unchecked has had a major impact on neighborhood livability for working families and on the fabric of our community. With the help of valuable stakeholders like SAR, we can take this time to make the best decisions for owners, realtors, and our community.

It is essential to our local economy and sense of community that our workers are able to live here. We share the goal of developing new affordable housing with SAR and in that regard we want Summit County to be a thriving community of families, workers and neighbors, in addition to a vacation destination for second-homeowners and tourists. In fact, Summit County's current Development Code states in Chapter 4 that the impacts of short-term rentals in the historic resort areas of Summit County are generally more positive than not, as the use tends to fit into the resort infrastructure and adds to Summit County's tourist economy while providing an excellent guest experience for visitors.

In order to preserve neighborhood character, mitigate the effects of short-term rentals such as parking, noise, and trash, and preserve housing for the local workforce, two overlay zones were adopted encompassing the entirety of Summit County, which take into account the basic distinction of Summit County's development as a resort area or a neighborhood area. The moratorium as proposed would not be applicable to the resort areas but rather seek to preserve neighborhood character in the Neighborhood Overlay Zone. We value SAR's support to actively engage in finding solutions through data and feedback to seek a balance between continued tourism growth and preserving the character of our community.

The BOCC is deeply appreciative of your offer of support, data, and solutions to this problem and we would like to invite you to be a part of our extensive outreach process as we collect input from community stakeholders through public forums and community outreach. Potentially, this could include basin area Planning Commission meetings, surveys, focus groups, open houses and public hearings. As

we begin this up to 9-month pause on submission of new short-term rental applications in our Neighborhood Overlay Zone we will determine the best approach for community outreach and communicate our strategy in the near future. The seven suggestions as outlined in your letter will be evaluated during this process and we look forward to continuing these conversations while creating regulations that could be an example for resort communities throughout the nation.

We value your partnership and that of other stakeholders as we work together to find immediate and impactful solutions to our current workforce housing crisis. Again, this is only a pause on new short-term rental licenses in the Neighborhood Overlay Zone of Unincorporated Summit County. This moratorium will not impact renewals, existing licenses or new licenses in the Resort Overlay Zone and provides exceptions for properties that meet specific requirements. Additionally, a property owner may offer their home for rent for periods of 30 days or more without a short-term rental license. There are still over 4,600 active short-term rental licenses in the unincorporated County, approximately half of the total in Summit County.

Thank you for your time and we look forward to working with you throughout this process so we can create long lasting regulations that achieve both protection of our resort areas and neighborhood character.

Sincerely,

The Summit County Board of Commissioners


Commissioner Josh Blanchard


Commissioner Tamara Pogue


Commissioner Elisabeth Lawrence