



**DENVER**  
THE MILE HIGH CITY

**Public Hearing**  
**Rules Governing Short-Term Rentals**  
**January 8, 2019**

Excise and Licenses



## RULES GOVERNING SHORT TERM RENTAL LICENSES

---

Effective Date  
TBD

Approved as to Form and Legality

\_\_\_\_\_  
Kristin M Bronson  
City Attorney, City & County of Denver

Approved and Adopted

\_\_\_\_\_  
Ashley R Kilroy  
Executive Director, Excise and Licenses

### What's in the Proposed Rules?

- Insurance Requirements
- Good Cause for Denial of Applications and Sanctions on Licenses
- Notification requirements for changes to the Local Responsible Party

- Insurance Requirements
  - A licensee must maintain an insurance policy for the property being used as the STR for no less than \$1 M
  - Licensees have the option to conduct transactions through a platform that provides this coverage or through obtaining their own policy
  - Regardless of whether licensees carry a separate STR policy or use the insurance provided by a hosting platform, licensees must notify their insurance company that they'll be using the property as an STR
  - Licensees who belong to an HOA or similar organization must also notify the HOA that they'll be using the property as an STR
  - These notification requirements prevent a denial of claims based solely on the insurance carriers' lack of knowledge

- Good Cause for Denial and Sanctions
  - Good Cause is defined as:
    - Evidence that a Licensee has violated, does not meet, or has failed to comply with any of the terms or conditions placed on his or her Short-Term Rental license, any city or state law, or any rules and regulations promulgated thereunder, including but not limited to the Denver Zoning Code, section 11.8.10, as amended; or
    - Evidence that a Short-Term Rental or a property for which a Short-Term Rental license is being sought has previously been, or will be, operated in a manner that adversely affects the public health, safety, or welfare of the immediate neighborhood in which the property is located.
  - The Director may deny an STR license application for Good Cause.
  - The Director may fine, suspend, revoke, or refuse to renew an STR license for Good Cause.

- Changes to the Local Responsible Party
  - The D.R.M.C. requires licensees to provide a brochure at the STR that includes certain information, including the name and contact information for a Local Responsible Party.
  - A Local Responsible Party is a person who will be in Denver during the entire length of a guest's stay who has access to the STR and can make decisions regarding the STR.
  - The proposed rules require licensees to submit any changes to the name or contact information for a Local Responsible Party to the Department within 30 days of a change.



**DENVER**  
THE MILE HIGH CITY

## **Next STRAC Meeting:**

**Tuesday, February 12, 2019**

**4:00-6:00 p.m.**

**Wellington Webb Building**