

Denver Short Term Rental Advisory Committee

August 10, 2021

Excise and Licenses

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Public Comment

There will be time allotted at the **end** of the meeting for public comment.

Please use the “**raise hand**” feature on Zoom at any time during the meeting to indicate that you’d like to make a public comment at the end.

If you are calling in and cannot use the “raise hand” feature, you may sign up for public comment by emailing Erica.Rogers@denvergov.org at any point during the meeting.



Licensing & Enforcement Updates



STR Application Data

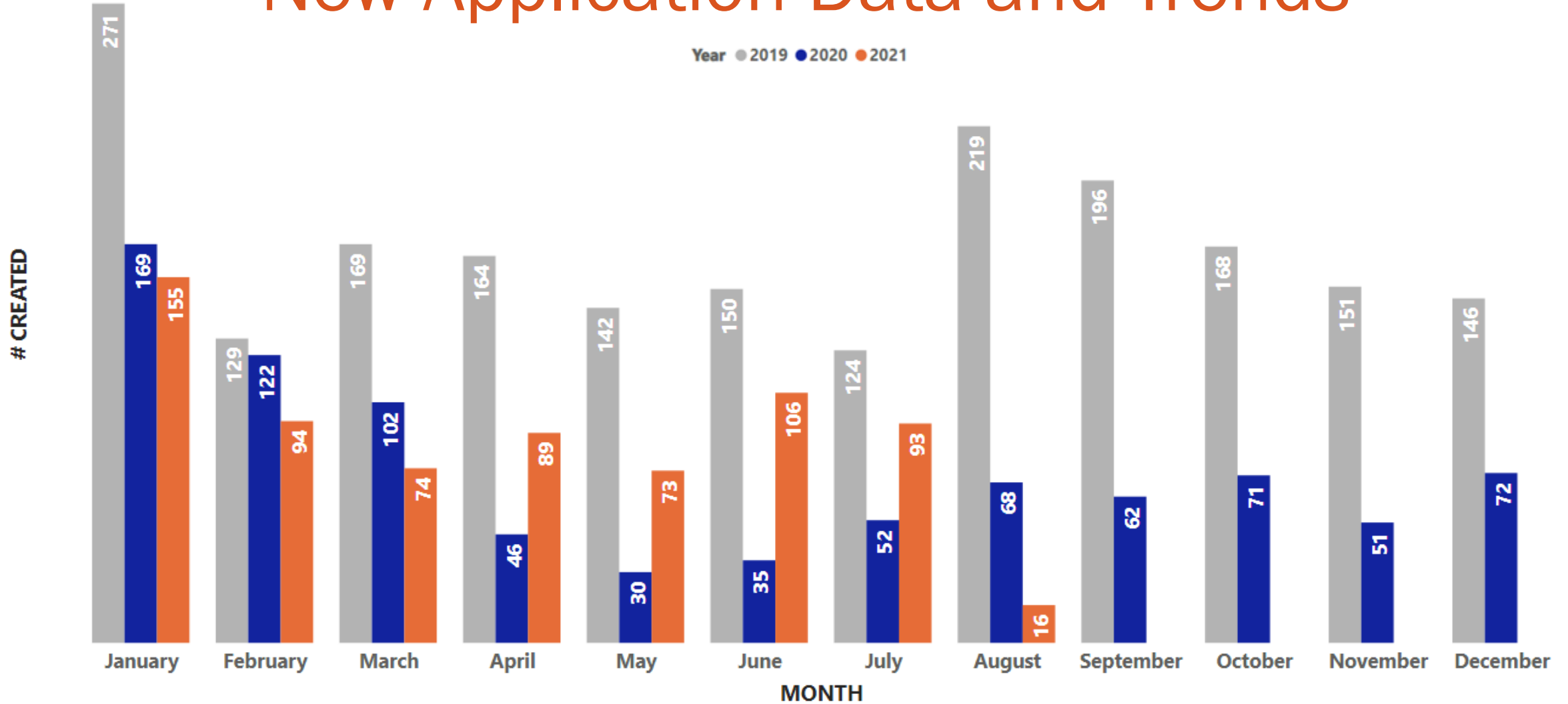
Pending Applications

- As of **August 6**, we had **184 total pending applications**
 - 52 pending applications are awaiting applicant action
 - 116 pending applications are under review by EXL
 - 11 pending applications are under review by another city agency
 - 5 pending applications are awaiting a denial appeal hearing

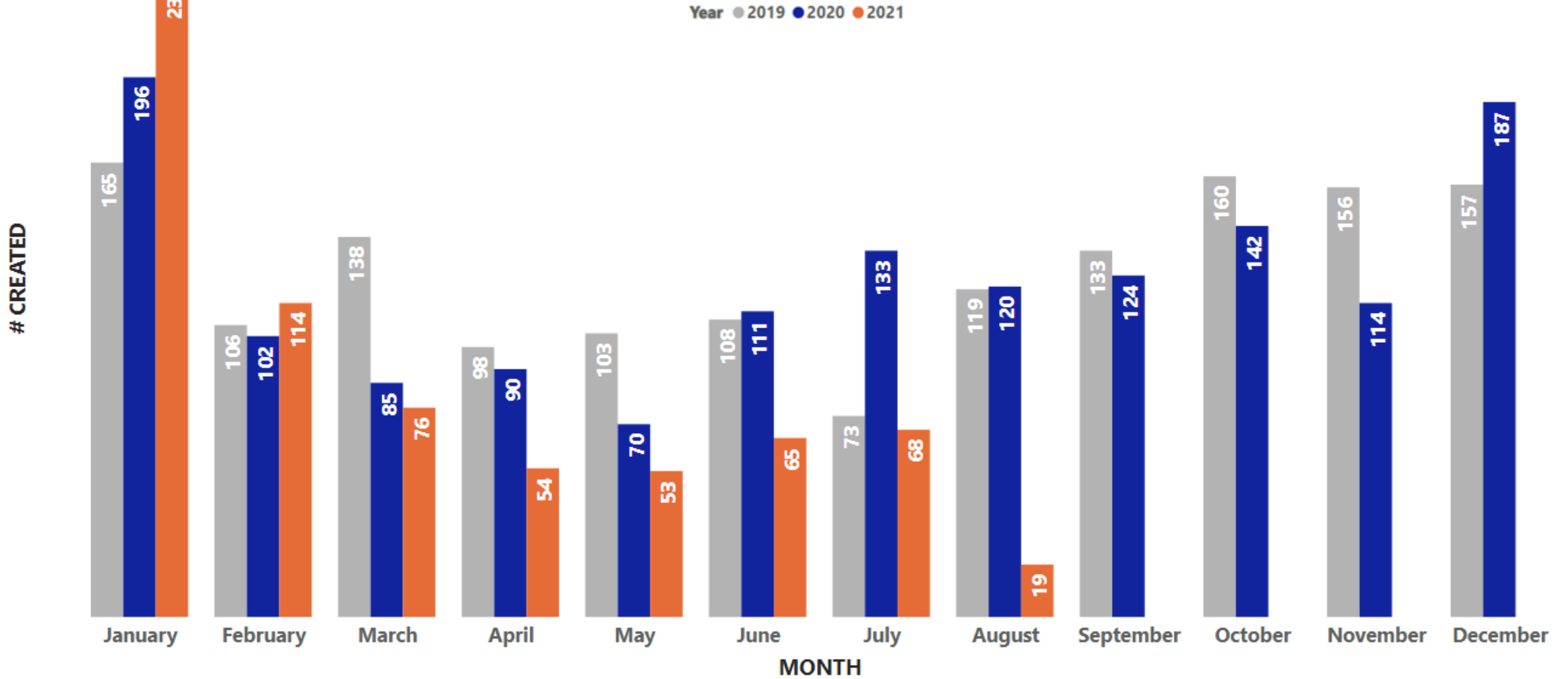
New Applications

- We received **105 total applications** during the month of **May**:
 - 62 applications for new STRs
 - 43 STR license renewal applications
- We received **164 total applications** during the month of **June**:
 - 100 applications for new STRs
 - 64 STR license renewal applications
- We received **142 total applications** during the month of **July**:
 - 79 applications for new STRs
 - 63 STR license renewal applications

New Application Data and Trends



Renewal Application Data and Trends

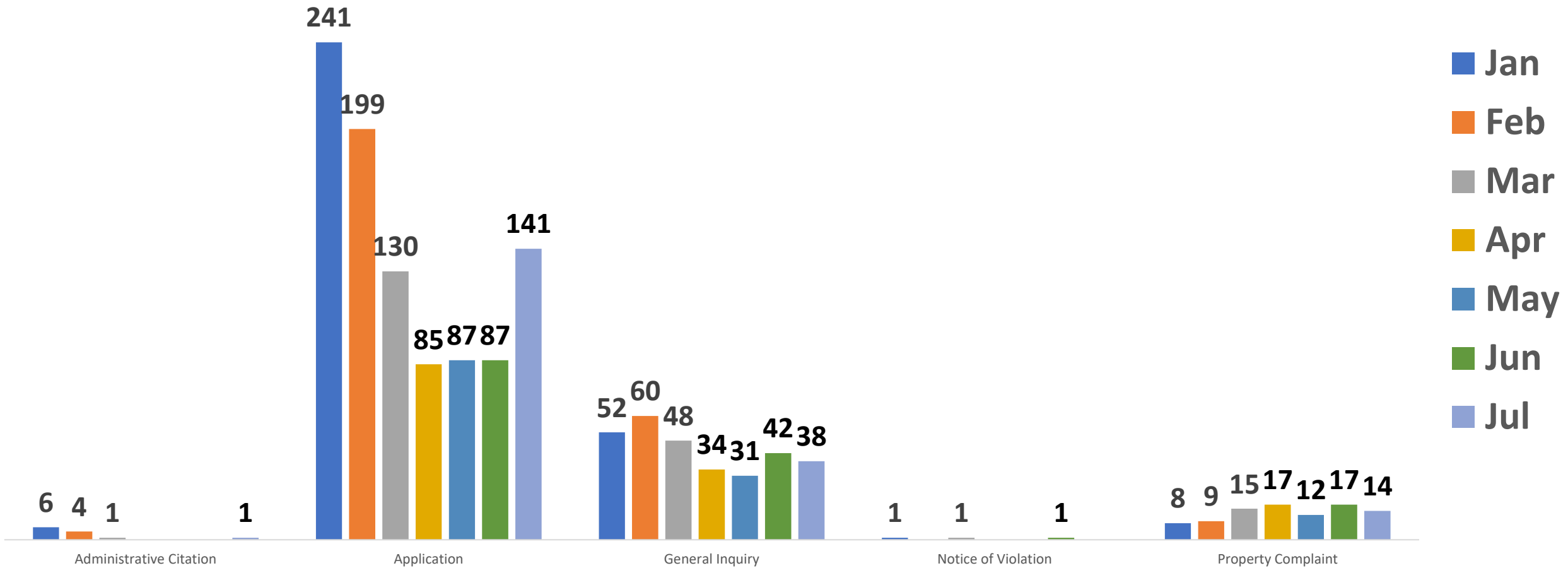


Applications and Disciplinary Action

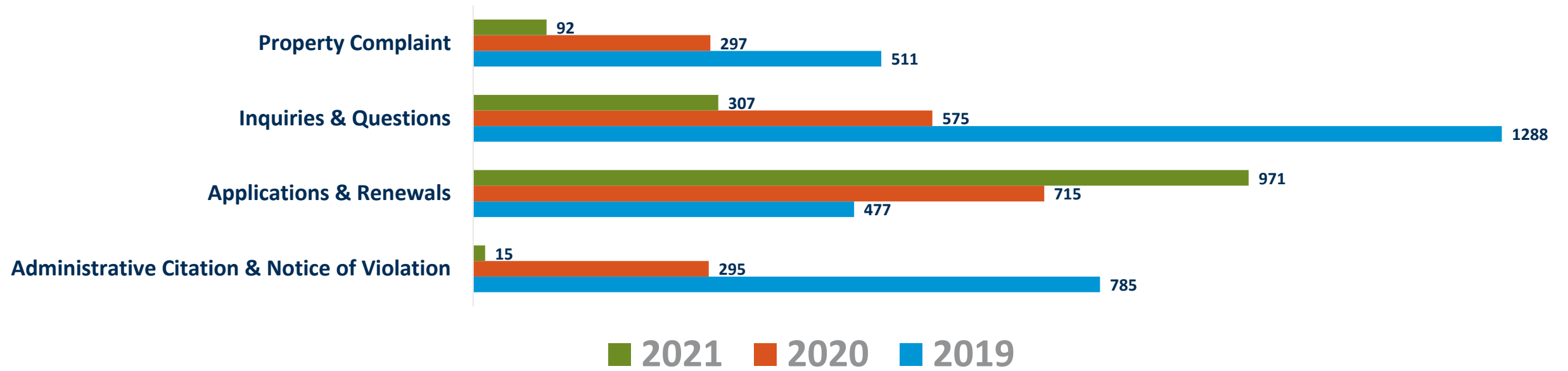
	Withdrawals	Closed Administratively	Calendar Records Requested
New & Renewal applications	7 since last STRAC 49 within the past year 309 total	3 since last STRAC 76 within the past year 251 total	16 since last STRAC 180 total (since August 2020)

	Sent	Returned
Affidavits	25 since last STRAC 146 within the past year 760 total	25 since last STRAC (100%) 89 within the past year (61%) 357 total (47%)
Licenses 'Show Caused'	Zero outstanding orders to show cause	

311 Data and Trends in 2021

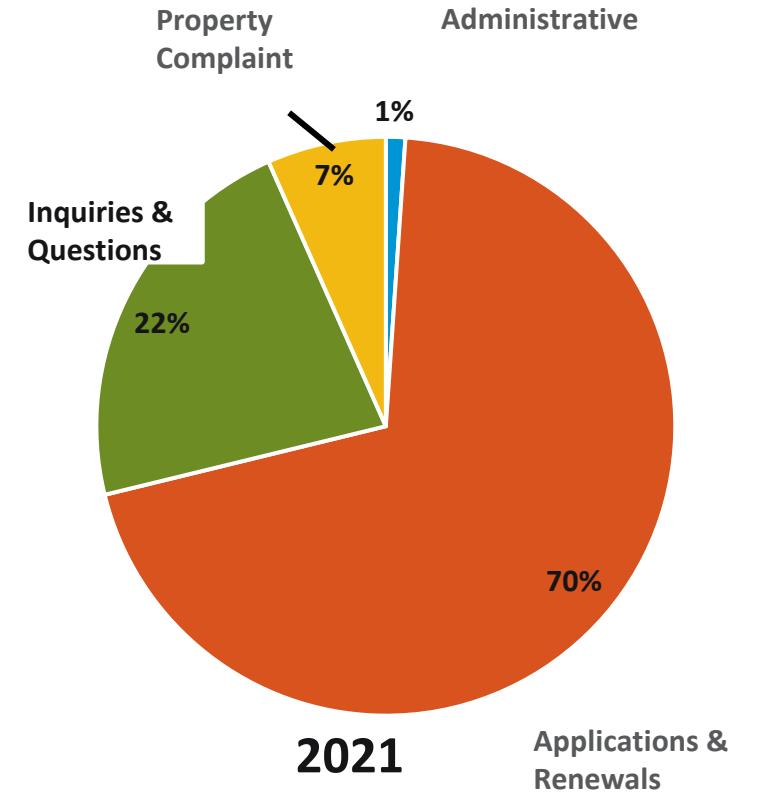
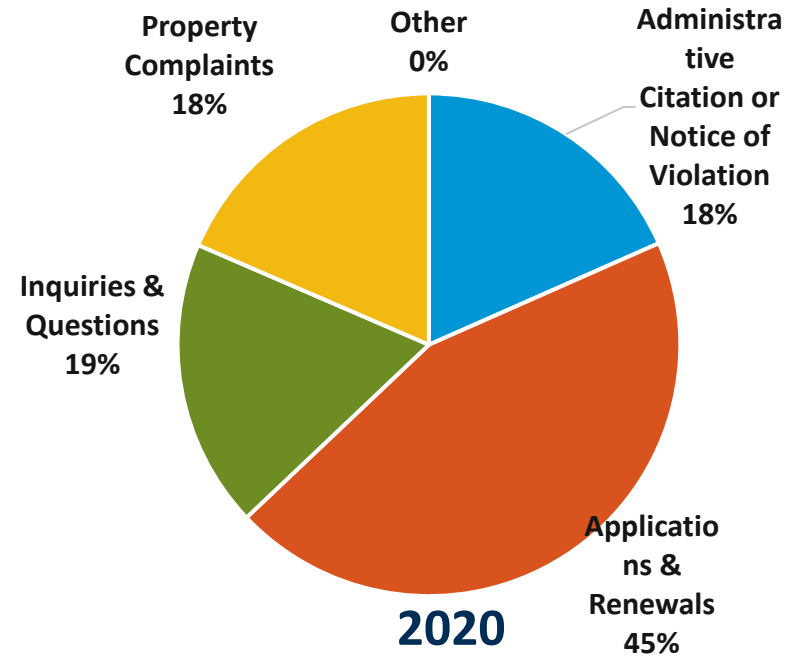
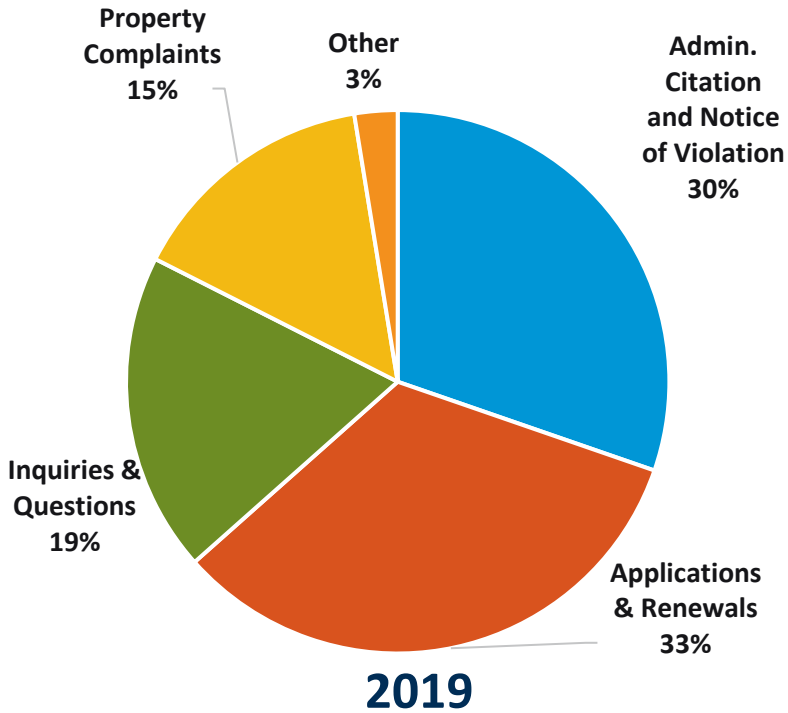


311 Data and Trends



Call Type	2019	2020	2021 YTD
Administrative Citation & Notice of Violation	785	295	15
Applications & Renewals	477	715	971
Inquiries & Questions	1288	575	307
Property Complaint	511	297	92

311 Data and Trends



	2019	2020	2021 YTD
Volume	3,126	1,887	1,385

Lodger's Tax Update*

	2017 Total	2018 Total	2019 Total	2020 Total	2021 YTD
Lodger's Tax collected	\$ 3.5M	\$ 8.36M	\$ 10.6 M	\$ 5.6 M	~ \$4.9M*
% of Lodger's Tax collected		7.5 %	10.1 %	11.9 %	~15 %*

Lodgers Tax Accounts and STR Business Licenses*

Lodger's Tax Accounts	Active STR Business Licenses	Difference (Tax v. Active Business Licenses)
~3,182*	~2,040*	~1,142*

*Due to technology upgrades, all starred numbers are approximations and may not reflect actual amounts.

Current Events



What's happening in the world of short-term rentals?

Airbnb blocks rentals in Denver, STR demand is soaring in the mountains, hosts have new technology tools to boost their reservations, and a perspective on STRs impact on crime rates.

Denver: Airbnb blocked more than 2600 “party rentals” in Denver but the company still needs a “safety team” for when problem guests and hosts do happen. Read more [here](#) and [here](#).

Colorado: Several mountain communities weigh options for regulating short-term rentals after seeing record-breaking trends. Read more [here](#).

Technology: Airbnb introduced a new tool to test a listings wifi speed as part of new work-from-anywhere trends. Read more [here](#).

Neighborhood Impact: Do short-term rentals impact crime rates? Read [here](#) for one perspective.

Policy Updates



Can I use an accessory dwelling unit (ADU) as a Short-Term Rental (STR)?

- As discussed during an August, 2020 STRAC meeting, an ADU may be used as a STR by a property owner or long-term renter who is living in the primary structure on the property.
- An owner or renter living in an ADU may not conduct a short-term rental in the primary structure.
- For more information about ADUs and STRs, please refer to the following resources:
 - [Read the Denver Zoning Code Interpretation](#) published by the Zoning Administrator regarding Short-Term Rental (STR) Accessory Use
 - [Watch a video](#) of the presentation given by Community Planning and Development at the August 11, 2020 STRAC meeting
 - [View the slide deck](#) presented by Community Planning and Development at the August 11, 2020 STRAC meeting
 - [Watch a video](#) of a special Question and Answer session with Community Planning and Development on September 15, 2020
 - [Read additional questions and answers](#) about ADUs and STRs

2021 STRAC Meetings

- **August 10**
- **October 12**
- **December 14**

- Possible agenda topics:
 - Building and Zoning Compliance
 - Accessibility in Short-Term Rentals
 - Effects of Short-Term Rentals on Housing Affordability in Denver
 - Any others?

- Meetings are scheduled on the 2nd Tuesday of every other month
- All meetings will be held via Zoom
- Additional meetings added as needed



Public Comment

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Speakers are allotted **two minutes** to speak.

Alternatively, you may email written comments at any time to licenses@denvergov.org and they will be shared with the committee electronically.

