

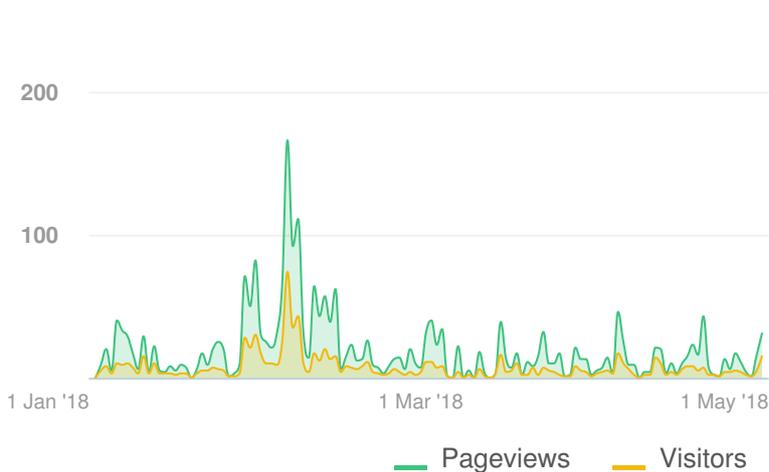
Project Report

20 September 2017 - 30 April 2018

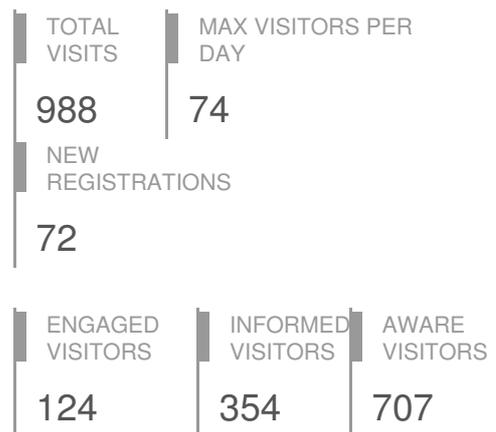
Guiding Golden Short Term Rentals



Visitors Summary

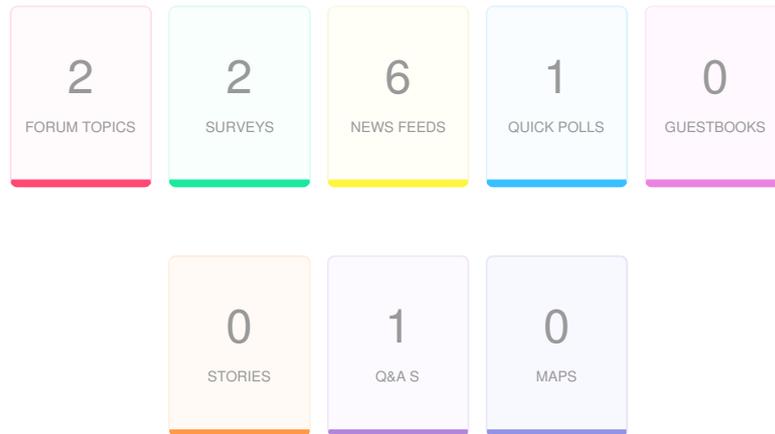


Highlights



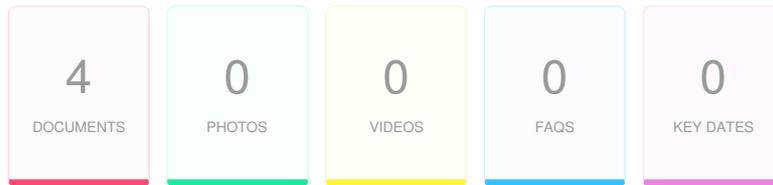
Aware Participants	707	Engaged Participants	124		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	707				
Informed Participants	354	Contributed on Forums	40	0	0
Informed Actions Performed	Participants	Participated in Surveys	68	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	52	0	0
Downloaded a document	23	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	1	0	0
Visited Instagram Page	0	Placed Pins on Maps	0	0	0
Visited Multiple Project Pages	223	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	124				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Short-term Rental Regulation Update- January 19, 2018	Published	217	40	0	0
Forum Topic	DRAFT Ordinance Short Term Rental Licensing Regulations	Published	33	2	0	0
Newsfeed	San Francisco New Laws for AirBnB	Published	1	0	0	0
Newsfeed	What Airbnb Did to New York City	Published	0	0	0	0
Newsfeed	Boulder weighs tightening vacation-rental occupancy rules...	Published	0	0	0	0
Newsfeed	Fort Collins Weighs Short Term Rental Regulations	Published	0	0	0	0
Newsfeed	Lodger's tax collected on Denver short-term rentals nears...	Published	0	0	0	0
Newsfeed	Amsterdam to halve Airbnb-style tourist rentals to 30 nig...	Published	0	0	0	0
Qanda	Ask us a question!	Published	42	1	0	0
Survey Tool	Short Term Rental Regulation Survey	Published	188	68	0	0
Survey Tool	Short Term Rental Regulation Survey	Draft	0	0	0	0
Quick Poll	If the city were to change the code regulations for short...	Published	52	52	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	City of Boulder Short Term Rental Regulations	14	16
Document	City of Fort Collins Short Term Rental Regulations	5	5
Document	City of Denver Short Term Rental Regulations	5	8
Document	deleted document from	4	6
Document	Short Term Rental Ordinance 4	3	3

FORUM TOPIC

DRAFT Ordinance Short Term Rental Licensing Regulations

VISITORS 33	CONTRIBUTORS 2	CONTRIBUTIONS 2
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03 April 18			Section 18.22.080, subsection e) states: "The licensee must occupy or reside in the licensed premises for at least ten consecutive months in any given calendar year throughout the term of the license." The wording here is off. If I rent my house for one week during the summer, it's not possible to live in the house for 10 consecutive months within a calendar year. I'm guessing this needs to be reworded and simply state the owner must live in the residence for 10 months, but not necessarily consecutively.
Jason			
AGREES 0	DISAGREES 0	REPLIES 1	

19 April 18			Jason, Staff agrees! The word "consecutive" did not meet the original intent of the regulations around whole house rental that we heard throughout the public engagement process. The intent was to allow whole house rental with a license for up to 60 days per year. The owner is not required to occupy the residence for 10 consecutive months. The Draft Ordinance below has been updated to reflect this wording change. Thank you for bringing this to our attention.
awesner			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

VISITORS 217	CONTRIBUTORS 40	CONTRIBUTIONS 189
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31 December 17			I'd like to see there be more flexibility in the regulation. These types of short term rent als could provide valuable income to many folks, especially with big events in Denver and Golden having great access to light rail. If the Winter Olympics come to Colorado, having the ability to rent a room would be a huge benefit.
Climberbiker			
AGREES 8	DISAGREES 2	REPLIES 0	

31 December 17			It is our house, we should be able to let anyone we want, sleep there. I don't understand why some neighborhoods can and some can't. What is the difference? Our kids have moved out, we should be able to rent a room for less than 30 days.
gustafson			
AGREES 15	DISAGREES 3	REPLIES 1	

31 December 17			I completely agree. Regulating this feels like a violation of freedom. It is a complete waste of time and money
SarahJones			
AGREES 5	DISAGREES 3	REPLIES 0	

01 January 18			For the peace and safety of the permanent residents in designated neighborhoods, I would recommend that the number of short and long term rentals be limited to a specific number. Each home owner interested in renting their property would need a permit or license thru the city to do so.
Goldenite			
AGREES 5	DISAGREES 8	REPLIES 1	

02 January 18			Thank you for your comments on Short Term Rental Regulation in Golden! Your comments, and any other feedback received on Guiding Golden, will be shared with your elected officials as they continue to discuss short term rentals in upcoming meetings. Thank you for taking the time to be part of the conversation and continue to visit this site for updates.
awesner			
AGREES 1	DISAGREES 0	REPLIES 0	

05 January 18			I really don't fear AirBnB renters paying \$200 a night to stay in Golden. This is just fear of the new share economy in general.
justinr			
AGREES 5	DISAGREES 2	REPLIES 0	

05 January 18			In this crazy housing market, residents should be able to pay their mortgage any way they deem fit.
justinr			
AGREES 14	DISAGREES 3	REPLIES 0	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

15 January 18			I don't think the short term rental tax permits should require the owner to live in the ho use. That's Creepy! I would rather go on vacation while the short term renters are staying there. Let a local property manager or neighbor supervise to make sure there aren't any problems with the tourists having loud parties or taking up all the street parking.
Hermanussen			
AGREES	DISAGREES	REPLIES	
8	4	0	

24 January 18			I live in a condo and our rules and regs require that rentals must be a minimum of 6 months. The wear on the elevators and hallways is extensive with frequent moves. I would hope that whatever is decided, that HOA rules/regs control the issue, not the COG law. Good luck with what you are doing. I do support the effort and appreciate that the income certainly will help folks with mortgages, etc. Right now, students rent in many areas of town, with more than 4 unrelated folks, and more than 4 cars per property, with no way for accountability by owners or COG. Sad.
Karen Oxman			
AGREES	DISAGREES	REPLIES	
2	0	0	

25 January 18			Please do not make the mistake of over-regulating something that has not been a problem so far in Golden. Yes, require licenses, yes enact lodging taxes, but do not be overly restrictive about what qualifies as a tourist home. Golden is not Boulder, Fort Collins or Denver--we have ONLY 2 downtown hotels, both charging in excess of \$250 a night and are routinely fully booked. If there is not reasonable close-in lodging options, School of Mines parents and tourists will stay elsewhere, likely Denver West where they will not pay Golden taxes nor spend money in Golden restaurants and bars. Please understand this is not a one size fits all issue that needs a solution like Boulder or Denver.
WeareGolden			
AGREES	DISAGREES	REPLIES	
13	1	0	

28 January 18			I believe that short term rentals are a win for everyone, most often short term rentals are well taken care of and monitored far more frequently than if you had a second home vacant. Moreover, short term renters could partner with local businesses, giving everyone an economic boost. I do believe that there should be a fair tax as I think that we all want to continue to support our local economy and continue making Golden sustainable, clean and attractive to all who live here. I agree with WeareGolden in encouraging the board not to over-regulate something that has not been a problem here in Golden and restricting what qualifies as a tourist home. Some of the best friends I have have been made renting a room from someone on Airbnb. Lets make this available to as many people as would like to be a part of it.
hjensenfl			
AGREES	DISAGREES	REPLIES	
7	1	0	

31 January 18			While I understand the desire to regulate this for safety and think it's reasonable the city collect some sort of tax just like they would if someone were staying in a hotel, I think it's a shame that the default is to declare such a long moratorium while the city figures things out. Have there been a lot of problems or complaints? I haven't seen it mentioned anywhere. If not, why isn't the default to keep letting people rent their houses while you figure out the other things? From the article, it sounds like the city is working towards figuring out how to allow short term rentals, but this seems like a "guilty until proven innocent" type of application. (Forgive the imperfect analogy.) Also, the differences per zone in the city are kind of ridiculous in this situation. I understand the point of zoning, but if one takes a look at the zoning in Golden, it definitely looks like it was added after the fact rather than with any sort of original planning. Thus the lines for this application of zoning seem completely arbitrary to me.
speabody			
AGREES	DISAGREES	REPLIES	
2	1	1	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

31 January 18			<p>Allowing short-term rentals helps make our properties more "affordable." Golden is a special place and we should be allowed to take advantage of that appeal. Parking is the biggest impact on our neighborhoods and we probably need another parking garage if Golden continues to draw so many visitors.</p>
alewifejs			
AGREES	DISAGREES	REPLIES	
1	0	0	

01 February 18			<p>More attempts at generating revenue off of individual freedoms. If only Golden participated in one of the most lucrative voluntary Colorado revenue sources, we would not need to continue to put the burden on our Citizens. Also, an arbitrary moratorium because of 'staff suggestions'.... When do we get a council that works for the people, not for special interests. Another 'too big for our britches council'.... sigh!</p>
Sharvey73			
AGREES	DISAGREES	REPLIES	
2	2	0	

01 February 18			<p>We currently live in our front house, have our detached garage apartment being used as a tourist home, and are zoned R-3. A few observations/comments: 1) This entire blog (so far) is in support of having STR's allowed in Golden. In general, we all agree that we would be open to having some regulation guidelines (life/safety affidavit, proof of insurance, etc.), it helps offset our mortgages to continue to live in this great town, and there has been no evidence shown that it has decreased our safety or caused problems in our surrounding neighborhoods. 2) For us personally, our property is now taken care of better than when we had a long term renter in the property. As landlords we strive to always keep all of our rentals in pristine condition however it is less frequent so that we don't invade the privacy on our long term renters. With our STR, we are maintaining the inside and outside of the property on a weekly/daily basis, and in turn, this helps support the beauty of our neighborhood and the greater community. Additionally, I would add that although we have more travelers, the traffic in and out of our carriage house is far less since we have intermittent guests. We have dedicated 2 parking spots under the carport so no additional City parking is imposed upon. 3) 100% of our guests have been completely compliant with our house rules and very respectful of our neighborhood. They are "intentional" travelers that are looking to be immersed in our City (and, of course, to save money) either by being CSM parents, family of community members, or have a love for Golden and/or Colorado. Any way you look at it, it is an economic boost for our City. We realize that any regulations imposed will not make everyone happy. We do hope, however, that as the City studies this topic, that they take into account what they hear from their constituents on this blog and the many letters that City Council has personally received, they are realistic on the economics around administering/regulating/enforcing these permits, and that they look at relevant cities (not Boulder or Denver – completely different populations!) for case study guidance.</p>
Hjcolorado			
AGREES	DISAGREES	REPLIES	
4	0	1	

02 February 18			<p>I agree with the proposed regulatory changes.</p>
gtown			
AGREES	DISAGREES	REPLIES	
0	1	0	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

02 February 18			<p>The proposal to make owners receiving a special use permit for short term rentals, to be renewed every two years seems burdensome. Keep at 5 years but have a provision that if there are problems or noncompliance, permit can be revoked or reviewed prior to 5 years if staff deems prudent. Also, it will be hard to enforce the key requirement that the owner live there as a primary residence. Is this really a problem? Other cities have required this but are experiencing more noncompliance and not registering these businesses, i.e. getting a license and paying taxes.</p>
billmckee			
AGREES	DISAGREES	REPLIES	
2	0	0	
03 February 18			<p>I believe that the City should study the impact of Short Term Rentals first, prior to putting a moratorium on permits. Home owners should be able to provide short term or long term housing to people in Golden especially since there is no evidence of it being a current problem in our community. The lack of affordable housing and hotels are a concern for people living and traveling here. Tourists provide a boost for the economy of Golden. This type of rental allows people in Golden to earn extra income, share their passion for this ideal part of the country, and earn tax revenue for Golden. Please reconsider this moratorium.</p>
rebarch3			
AGREES	DISAGREES	REPLIES	
3	0	0	
08 February 18			<p>I completely agree. Why a 6-month moratorium forces everyone to say no to rental inquiries? Assuming there have been no major issues in the past, why not let people rent their space while the City is figuring everything out?</p>
Jason			
AGREES	DISAGREES	REPLIES	
3	0	0	
09 February 18			<p>These short term lodging options are really beneficial for everyone. The ability to rent an entire home for a visiting group should not be taken away! Please don't make living in a residence a requirement for short term rentals. Thanks.</p>
Jim			
AGREES	DISAGREES	REPLIES	
5	0	0	
09 February 18			<p>Bring back the Golden Giddyup and leave short-term rentals alone. Both bring significant benefits to our community!</p>
caseysande			
AGREES	DISAGREES	REPLIES	
2	0	1	
09 February 18			<p>If this is an attempt to collect additional income for the city, I would suggest a reasonable permit fee be charged and can be revoked if someone is creating legitimate concerns within the community because of their short term rental operation. That way you can more easily enforce neighborhood safety, monitor the amount of rentals in place, and collect some revenue from it. Otherwise, less is more. I want to promote tourism and consumerism without adding more restrictions and making it harder on property owners to get by.</p>
Joy			
AGREES	DISAGREES	REPLIES	
1	0	2	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

26 February 18			The Giddyup will only go away if organizers refuse one of the alternate locations proposed by the city. The city did not deny the Giddyup; they are simply asking that it be moved to another location within Golden.
ctina			
AGREES	DISAGREES	REPLIES	
0	2	0	

26 February 18			I like all of the city's proposals. I believe the guidelines are what AirBnB was originally intended to be and not what many have used it for (buying a house and renting it out short-term instead of long-term). I don't think parking needs to be regulated at this time, but the city could always monitor what happens and see if regulations are needed in the future.
ctina			
AGREES	DISAGREES	REPLIES	
0	0	0	

26 February 18			I'm curious when we'll find out the city has officially pasted new rules regarding short-term rentals. There's been lots of discussion, and I know city officials are working on it. Is it possible to get a progress update? Or an estimate on when everything will be complete and permits available?
Jason			
AGREES	DISAGREES	REPLIES	
0	0	1	

26 February 18			Jason, good question. The January 19th update above outlined the parameters for regulations staff is working on with the City Attorney. Planning Commission reviewed a draft ordinance last week in study session, a few minor changes are currently being reviewed by the City Attorney. The next step in the process is a hearing at Planning Commission, likely to be held in April, to review a draft ordinance and recommendation to City Council. This meeting is a public meeting, I will post the draft ordinance on this page along with details of the date and time of the hearing as soon as they are ready and confirmed. It is unclear at this time if and when a new ordinance would be adopted by Council; however, staff continues to work through the process.
awesner			
AGREES	DISAGREES	REPLIES	
2	0	0	

01 March 18			There is a growing trend in the workplace for more opportunities to work remotely (usually work from home). There is also a growing trend for workers to choose or be forced to work in a freelance status, sometimes with periods of no work between assignments. I think Golden citizens in either / both of these situations should be able to rent out their homes for short periods so they can live elsewhere during that period and work, or take vacations between assignments. Without the opportunity to offset the cost of renting elsewhere for short periods by renting out their own homes really limits homeowners. The work-remote / freelance trend will continue to grow, so Golden should be prepared with sensible and affordable short-term rental regulations to meet this demand. With the summer coming up, families in this situation may want to rent out their homes while they travel. If the city is going to wait until April or later to take action and allow no short-term rental permits before then, this is burdensome for these homeowners.
Lridley			
AGREES	DISAGREES	REPLIES	
3	0	0	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

15 March 18			<p>I strongly disagree that short term housing should be regulated in the first place, and certainly to the extent that is being considered now. I disagree for several specific reasons. First, it is unclear what, if any harm or extra use of services would befall the city, and as such taxing people on income they will already be taxed on seems unjust. Further, with the rising cost of homes in the Golden area, renting on a short term basis may be one way to help residents afford to continue to live here. Renting out a home for a weekend, or renting out a room in a home on a short term basis could help defray some of the rising costs and help delay some of the effects of gentrification, especially for families and individuals on fixed incomes.</p>
jlati			
AGREES	DISAGREES	REPLIES	
1	0	0	

15 March 18			<p>I don't see why fees need to be associated with neighborhood safety. If there are issues with renters or with people renting out their houses, why can't this be addressed as it would in any other circumstance. If it seems that there is an undue burden placed on the Golden police in responding to calls specifically associated with short term rentals, then by all means let's create a fee/tax to offset that cost. Otherwise it seems like people are trying to collect money first and justify that collection second.</p>
jlati			
AGREES	DISAGREES	REPLIES	
1	0	0	

15 March 18			<p>I agree with the above. I'll add that we own a long term rental in Golden, and the distinction between long and short term seems arbitrary to a degree. If there is a genuine problem of people buying up homes to rent them out as short term rentals, this might be an issue, but that hardly seems the case in Golden.</p>
jlati			
AGREES	DISAGREES	REPLIES	
2	0	0	

22 March 18			<p>I think the Owner and Primary resident restrictions are unfair to the owners of rental homes, future owners of rental homes, and the current owners and future heirs of all residential homes in Golden. According to the US Census Bureau (https://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/1600000US0830835), approximately 3074 (41.5%) of dwellings in Golden are non-owner occupied (rentals). These dwellings can rent for 31 days by right but would not be allowed to rent for 29 days or less if the proposed owner and primary resident restrictions are adopted. Those owners will be pretty mad about it if they find out after the fact. In the future, some of the current owner-occupied units will be managed or inherited by the children of the current owners. They will likely want to have the option to short term rent without having to move into their parents' house. These two primary resident restrictions reduce the marketability and therefore value of ALL dwellings with the restrictions on them because a lot of buyers are interested in having the STR option without having to move in personally. They will pay a higher price for a more versatile property with higher income potential. Many owners of residential homes in Golden are not aware of these proposed draconian restrictions so the City should send an individual letter to the owner of each residential property in Golden before they perform this property-rights-ectomy. I'm not a lawyer but the primary resident restrictions seem arbitrary and capricious and discriminatory against current and future (non-owner occupied) property owners. As a Rotarian, I can say for sure it doesn't meet our 4-way test because it is not beneficial or fair to all concerned. As a property owner in Golden I object!</p>
Hermanussen			
AGREES	DISAGREES	REPLIES	
1	0	0	

FORUM TOPIC

Short-term Rental Regulation Update- January 19, 2018

01 April 18			<p>\$200 is not a reasonable fee, however. If a family considered renting out their home while on vacation once a year, for instance, to help with vacation costs, the \$200 would make it not even worth it to do it.</p>
<p>slimshad</p>			
AGREES	DISAGREES	REPLIES	
0	1	0	

03 April 18			<p>With some caveats and nuances, it looks like ALL commenters are in favor of allowing short term rentals in our community. I agree. I'm actually quite pleased with the proposal as written, including permit fees and restrictions on rentals of entire properties when the landlord is not on site. In any case, many residents depend on income from short term rentals. Yet there is a moratorium in place. Let's get on with it and adopt the new ordinance.</p>
<p>kjacobs</p>			
AGREES	DISAGREES	REPLIES	
2	0	0	

17 April 18			<p>Hi...I'm looking for an update regarding short term rentals. I know things are moving a long, which I greatly appreciate, but I'm wondering when the proposal will actually be voted on by the City Council. Summer rental season is quickly approaching.</p>
<p>Jason</p>			
AGREES	DISAGREES	REPLIES	
1	0	0	

QANDA

Ask us a question!

VISITORS 42	CONTRIBUTORS 1	CONTRIBUTIONS 1
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camerdb

24 January 18

Since the city is tracking some non-compliant short term rentals, are they going to get a pass? Or perhaps a one time "forgiveness" if/when you create new regulations? Or just a bill to catch up on sales tax when you put some regulations in place? My thought is a combination of a fixed fee to come in compliance or a bill for missing revenue. They should not just get a complete forgiveness for violating the existing laws.



Publicly Answered

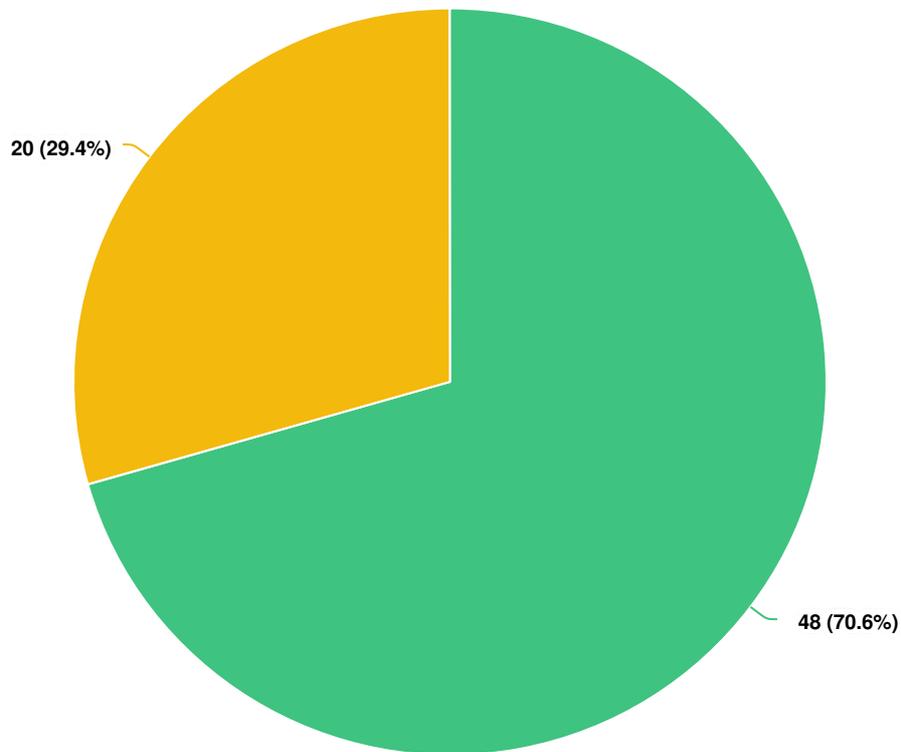
Thank you for your comments! Part of the discussion around new regulations for short-term rentals will include whether or not to "grandfather" existing permitted short-term rentals. For those who do not have a permit, several options could be considered to come into compliance including your suggestions.

ENGAGEMENT TOOL: SURVEY TOOL

Short Term Rental Regulation Survey

VISITORS	188	CONTRIBUTORS	68	CONTRIBUTIONS	68
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Do you believe short-term rentals (rentals less than 30 days such as VRBO or AirBnB) should be allowed in single family residential neighborhoods in Golden, unless excluded by HOA rules?

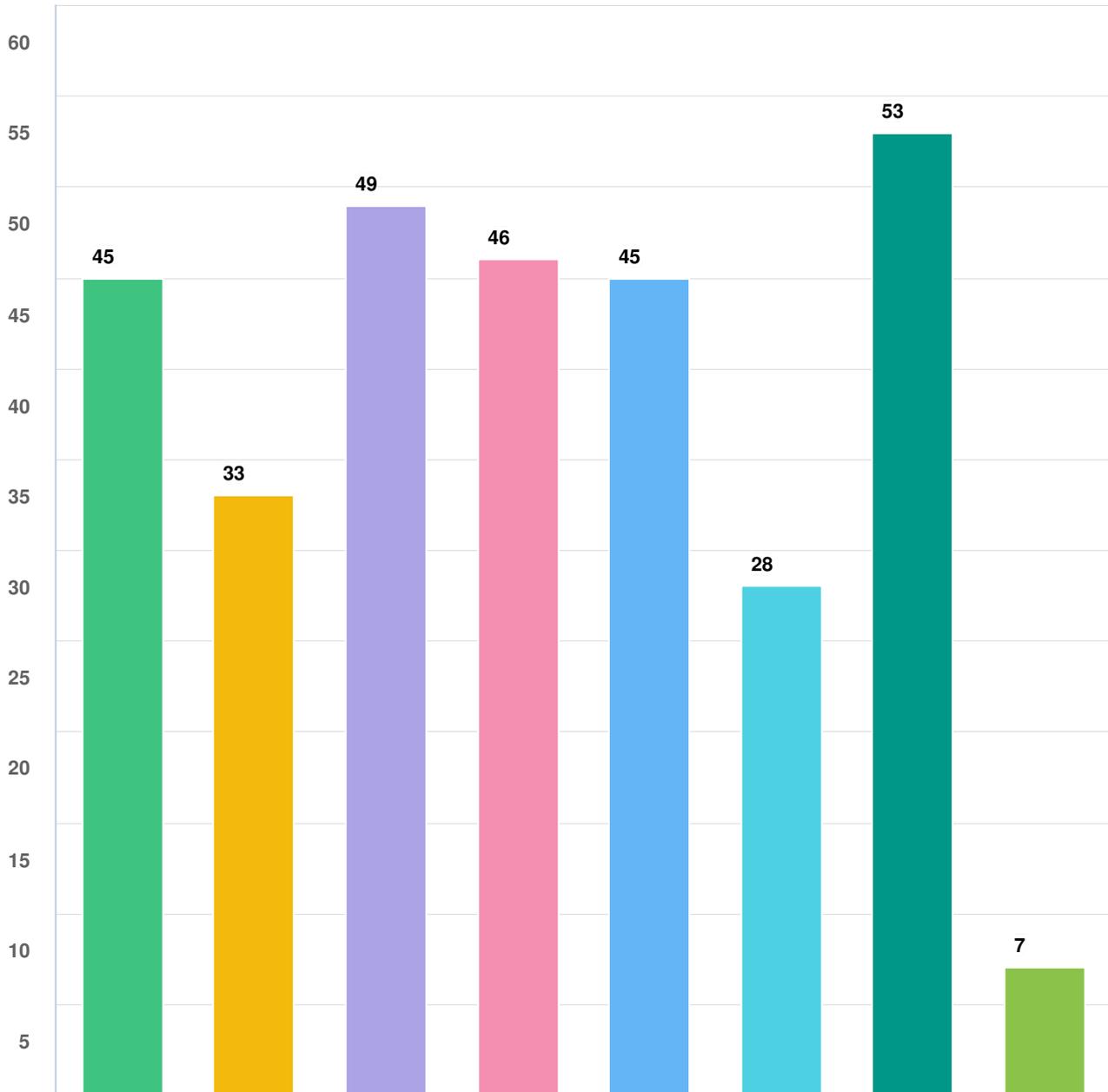


Question options

- Yes, as long as regulations are put in place to protect neighborhoods and collect all applicable taxes.
- No, short term rentals are commercial in nature and do not belong in residential areas.

(68 responses, 0 skipped)

**If Golden were to allow short-term rentals in residential areas, including single family neighborhoods, what regulations should be in place in order to obtain a permit?
Please select all that apply.**

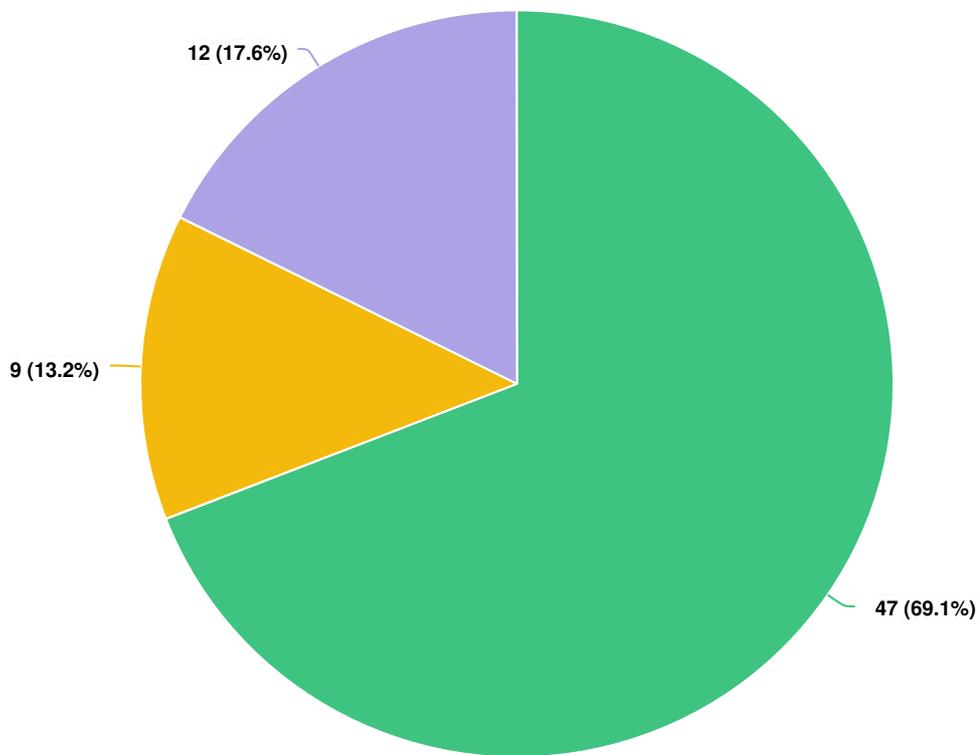


Question options

- The owner must use the property as their primary residence and live on site.
- An off-street parking space must be provided for the use of the short-term rental guests.
- The property cannot have any known code violations, and an inspection may be required by City staff if there is sufficient doubt.
- The owner must sign a Life/Safety Affidavit to ensure an adequate carbon monoxide alarm, fire alarm system and fire extinguishers are present.
- The owner must provide proof of liability insurance sufficient to cover injuries to guests.
- A valid short-term rental permit must be displayed on all advertising and on the property (such as a window) for tracking purposes.
- The City Manager shall have the authority to revoke a short-term rental permit based on the type, severity and number of nuisance complaints.
- None of the above restrictions should apply.

(68 responses, 0 skipped)

If the City of Golden were to adopt a lodging tax similar to other municipalities such as Fort Collins, Boulder and Denver, should the additional tax (typically around 3%) apply to short -term rentals?



Question options

- Yes, short-term rentals should pay a lodging tax just like hotels, bed and breakfasts and other traditional lodging options.
- No, only hotels, bed and breakfasts and other more traditional lodging options should be subject to a lodging tax.
- Golden should not institute a lodging tax.

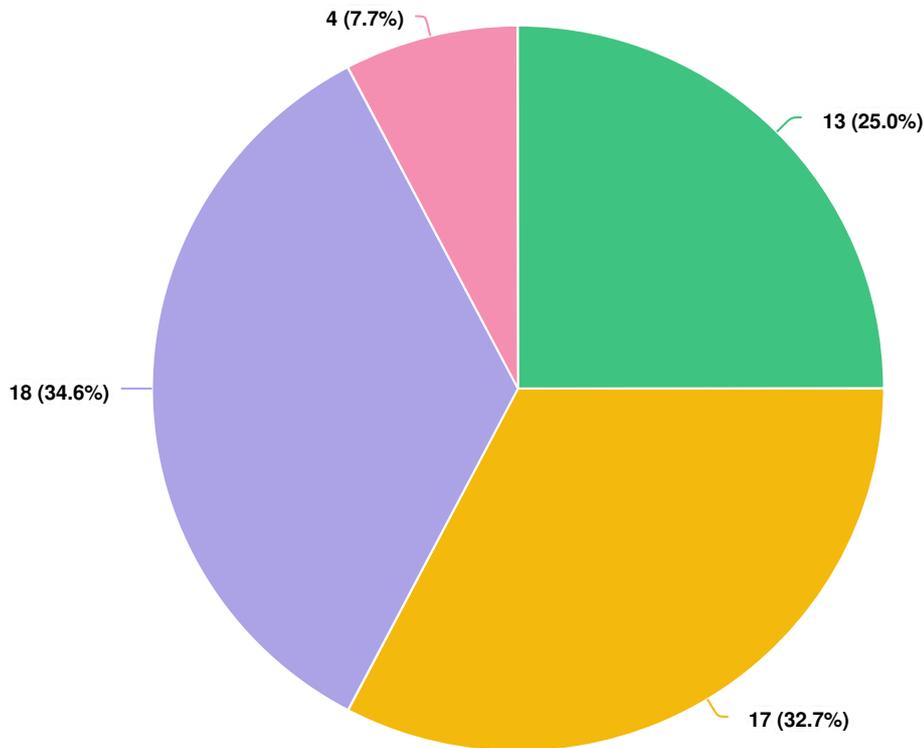
(68 responses, 0 skipped)

ENGAGEMENT TOOL: QUICK POLL

If the city were to change the code regulations for short term rentals, should the city require the rental be the property owner's primary residence?

VISITORS 52	CONTRIBUTORS 52	CONTRIBUTIONS 52
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If the city were to change the code regulations for short term rentals, should the city require the rental be the property owner's primary residence?



Question options

- Yes, the property owner should live on site and be present during any short-term rentals.
- Yes, the property should be the owner's primary residence, but they could rent it when they are out of town.
- No, it should not be required that the property is the owner's primary residence.
- Golden should not allow short-term rentals.

(52 responses, 0 skipped)