



## Short-Term Rental Permit Policy Crested Butte South Property Owners Association

### General Information

The Crested Butte South Property Owners Association (Association) understands that Short-Term Rentals (STRs) have the potential to bring negative impacts to the residential zone. The Association does not restrict or prohibit the number of days that can be rented as charted in Colorado Statute and in our own governing documents. The Association has developed a Policy for Short-Term Rentals in order to minimize the impacts such business activity can potentially have on our members, common areas and community as a whole. The Policy creates points of contact and reiterates the rules and requirements for all owners in the residential zone.

If you want to rent a residential dwelling unit for a period of less than 30 consecutive days, you are required to first obtain a Short-Term Rental (STR) Permit from the Crested Butte South Property Owners Association. The policy term is from January 1<sup>st</sup> to December 31<sup>st</sup> of the current year and is considered delinquent if not received as of January 31<sup>st</sup>.

If you collect monetary funds for Short-Term Rental units that are rented out for less than 30-day periods, you are required to collect and remit sales tax [§39-26-104 (1) (f) and 39-26-102 (11), C.R.S.]. There are two sales tax returns forms that are to be remitted to the State of Colorado on a monthly basis along with any collected tax. The first return is a "Retail Sales Tax Return" (DR 0100). The second is a "Local Marketing District Tax Return" (DR 1490). Please visit [www.colorado.gov/tax/education](http://www.colorado.gov/tax/education) for more information about sales tax collection and reporting requirements or discuss with your accountant and/or legal counsel.

### Application & Review Process

Please review the regulations and the Frequently Asked Questions (FAQ). If you determine you are eligible, submit the Short-Term Rental Permit application, affidavit and fee to the CB South POA office.

The Short-Term Rental Affidavit is required, stating that information contained within said affidavit is true and correct to the best of your knowledge and, you agree to abide by the requirements and restrictions of applicable zoning, land use and building codes.

The Association will grant a permit based on completeness of the application, affidavit and receipt of fee. All three (3) items are required to be in compliance with the policy.

## Frequently Asked Questions

**What is a Short-Term rental?** *A Short-Term rental is the rental of a residential dwelling unit for monetary consideration for a period of time less than thirty (30) consecutive days, not including a bed and breakfast, hotel or other commercial facility. This definition does not include offering the use of one's property where no fee is charged or collected. A Short-Term rental includes, but is not limited to, rental of a garage apartment, an entire residence, or a single bedroom.*

**Is a CB South POA permit required as a prerequisite to having a Short-Term rental?** *Yes. It will be necessary to obtain a Short-Term Rental Permit and a completed/signed Short-Term Rental affidavit. Business Licenses are not required to rent out a property as a Short-Term rental in unincorporated Gunnison County.*

**If I swap my house for another home elsewhere and no money is exchanged, do I need a short-term rental permit?** *The offering of the use of one's home where **no fee is charged** or collected is exempt from any permitting. You are responsible, however, for educating your exchange partner on the rules and regulations of the subdivision.*

**Who may apply for a Short-Term Rental Permit?** *All permits shall be issued only to the owner of the property.*

**Will I need to have my home inspected?** *No, the property owner will complete and sign a Short-Term Rental affidavit in place of an inspection.*

**What is a "designated responsible party?"** *A designated responsible party is a person located in the local area who will be available to immediately respond to any issues arising from the Short-Term rental of the property, whether it is from the rental party, public safety personnel, utility personnel or any other party.*

**What are the requirements for a Short-Term Rental Permit?** *The requirements for a Short-Term rental property are enumerated in the Residential Design Guidelines, Policies and the Rules and Regulations that govern Crested Butte South. Additionally, a list of the requirements will be attached that will need to be met prior to the issuance of a permit.*

**Can I be fined for violations by my guests?** *Yes. Owners are responsible for renter's compliance with the rules and regulations of the Association and can be levied a fine for non-compliance of any and all policies' that govern Crested Butte South.*

**For additional questions regarding Short-Term rentals, please contact the Association Manager for the Crested Butte South Property Owners Association at 970-349-1162.**

## Requirements, Restrictions, and Standards for all Short-Term Rentals

- 1) There shall be a designated responsible party, located within Gunnison County, available for immediately responding to any issues arising from the short-term rental. The designated responsible party may be the owner of the property.
- 2) The owner or responsible party shall collect and pay all applicable local, state, and federal taxes including sales and lodging taxes.
- 3) The owner or responsible party is responsible for ensuring the short-term rental meets all applicable local, state, and federal regulations.
- 4) All vehicles shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.
- 5) Information must be posted in a prominent and visible location in the Short-Term rental unit that clearly informs guests as to the applicable Rules and Regulations including but not limited to parking, off-highway vehicles, pets, trash, bears, light and noise. Please post a copy of the "Guest Rules at a Glance" poster within the rental property.
- 6) There is a clearly-defined trash and recycling storage area and an adequate number of bear proof trash and recycling containers provided. No trash bags are allowed and trash may not be set out by any roadside before 6 am the day of trash collection and all trash cans must be removed from the roadside by 9 pm the day of trash collection.
- 7) The owner will hold and maintain the required insurance homeowner's insurance policy and insurance covering short-term rentals.
- 8) Short Term Rental Permit. The permit shall be issued for a period on one (1) year and is renewed annually in January. A new application, affidavit and fee will be due in order to receive a renewed permit. A change in ownership shall necessitate the issuance of a new permit.
- 9) Failure to comply will result in fines as stated in the Notice, Hearing and Enforcement Policy and applicable fine schedule.



# Guest Rules at a Glance

**Welcome to CB South! We hope you have a great time exploring and enjoying this special place that nearly 2,000 people call "home".**

**We are a covenanted community with rules and regulations, and we'd like to point out a few of the more relevant ones for vacationers in Short-Term Rental Properties (STR's):**

## ***Campers, Trailers, and Recreational Vehicles***

Campers and other recreational vehicles capable of habitation **are permitted to be parked on privately-owned driveways for only one 24-hour period**. All types of recreational vehicles and/or non-motorized items, such as trailers and water craft, must be stored on an approved driveway or parking area. They may not spill onto the street, unimproved areas of the property, or adjacent properties.

## ***Exterior Lights Off at Night***

Your neighbors appreciate your efforts to keep exterior lights shut off at night.

## ***Garbage***

All garbage must be kept indoors, or in **bear-proof containers** if outdoors. On the day of trash collection, garbage cans may be set out and brought in between 6 am and 9 pm.

## ***Noise and Nuisance***

Music, motors, machinery, barking dogs, car alarms, drones, and even loud conversation all make for a noisy environment. Please be mindful of this, **between the hours of 7 pm and 7 am**, especially with starting up and idling engines.

## ***Off-Highway Vehicles (OHV, ATV, Dirt Bikes, Snowmobiles)***

**With the exception of registered motorcycles**, use of any off-highway vehicle is not permitted on any roads in CB South. Registered motorcycles must have a current license plate displayed on the back of the motorcycle.

## ***Parking***

All vehicles and recreational items must be parked on the designated parking areas of the rental property. No vehicle or trailer is permitted to be parked overnight on any street in CB South.

## ***Pets and Dogs At Large***

Your pets must stay within the rental property limits or be on a leash at all times. Please pick up after your pets.

**Please understand that, ultimately, the owner of this property can be held liable for your actions.**

**Thank you for complying with these rules and regs, and for respecting the community during your stay in CB South!**

**Questions? Please contact the Property Owners Association (POA), Monday – Friday, 9 am to 5 pm.**