

## Gunnison County Short Term Rental Regulations by Jurisdiction

	Zoning Based	Local Rep	Limits or Restrictions	Inspection	Total Tax Rate	License Fee (1)	Parking	Fines (3)
Mt. CB	N	Y	N	Initial & Periodic	16.8%	\$275 New \$200 Renewal	As per submitted parking plan  No on street parking	\$200/violation  \$1000/day
CB South	N	Y	N	N – Affidavit in lieu	8.9%	Y – HOA Docs	Per plan No on-street parking RV/Camper – 24 hours	Fine per HOA docs
CB Primary Residence	N	Y	Y - Must reside 6 months. Rent less than 90 nights	Y	20.9%	\$250	Per plan No additional or on street	\$250/Violation \$1000/day without license
CB Unlimited License (2)	Y	Y	Unlimited # of nights Total 198 units Lottery 10/1-10/31	Y	20.9%	\$800	Per plan No additional or on street	\$250/Violation \$1000/day without license
County	N	N	N	N	8.9%	N – Sales Tax License	Per code	N
City of Gunnison	N	N	N	N	12.9%	N – Sales Tax License	Per code	N

**Footnotes:**

1. All new owners must get a new STR permit. Some jurisdictions limit time frame allowed for application of new permits.
2. CB Unlimited Zones: Allow 2 per block face. Allowed only within zones: R1, R1A, R1C, R2D, R1E, R2, R2c, R3C, B3, B4
3. Fines are owner responsibility. They cannot be transferred to a renter or property manager.

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Here is a summary of additional information in regards to STR's that would not fit conveniently into the table.

## All Jurisdictions - Honoring Existing STR Bookings on a Property Being Sold

1. Mt Crested Butte: Recently enacted a change to STR allowing 60 days to transfer the license TO ALLOW EXISTING RENTALS to be honored. The new owner is allowed to honor existing bookings as long as a STR license is obtained within 60 days. (Note: this change is not codified yet, so not yet included in the code).
2. Crested Butte: Primary Occupancy Licenses are unlimited, so there is no issue in transferring existing rentals for this type of STR – however the owner will have to obtain a STR license. Unlimited Licenses are limited and controlled by a lottery. Since there is no way to know if a new owner will in fact receive a license, the existing rental bookings cannot be honored.
3. Gunnison County and City of Gunnison: It is simply not addressed in code. Licenses are unlimited so it is not an issue. The city and county do not regulate STRs outside of requiring a sales tax license and fines for failing to do so.
4. CB South: Not addressed in the HOA docs. Licenses are unlimited, so it should not matter.

## City and County of Gunnison

Neither one of these jurisdictions have specific STR regulations. Both are threatening to enact them in the future. Therefore the rules for STR's in these jurisdictions fall under current town/county code. In conversations with relevant parties, they would like to see rules governing STRs in the future. (When in doubt, call the jurisdiction.)

I have included in the package of information an article from the July 2023 Gunnison County Times where the Gunnison City Council speaks on their future intentions for STR Regulation.

## Town of Crested Butte

1. Permit Window: It is important to realize that the permit application window is Oct 1<sup>st</sup> to Oct 31<sup>st</sup>. You cannot apply for a permit outside of these dates. For instance, someone who bought a home on Nov 1<sup>st</sup> will have to wait 11 months before they can apply for a permit. If that permit is in the unlimited STR category, a buyer may have to wait months before they even know if they are going to receive a STR permit since there will be a lottery for permits.
2. Block Face Limitations: In the unlimited STR permit, only two rentals per block face are permitted. The map showing block face concentration is included with this report as of 12/23. This map will change, and it is not practical to send a new map every time something sells. The current map as updated is on the CB town website at <https://www.crestedbutte-co.gov/vacationrentals>. Then click on the Current Concentration of Unlimited Licenses in the maps section of the page. (I would have linked it directly, but it is an online Adobe page and only certain OS will support it.)
3. Parking: CB is consistent with every other jurisdictions in that parking is allowed at the same number of spaces and location as the underlying zoning. However, there is more to consider. For instance, on street parking at a STR that does not have on street parking

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rights, a \$250 fine will be levied on the owner of the property. Additionally, a camper or RV cannot be parked at a STR location for more than 24 hours or the owner of the property once again is subject to a \$250 fine. CB is the most stressed jurisdiction in terms of parking, and they are also the most diligent at enforcement. In my estimate, the risk of parking violations being enforced are the greatest in the town of Crested Butte, and they have employees dedicated to this enforcement.

4. Grandfathering: There are existing STR properties that are in violation of current zoning and block face concentrations. They existed before the new regulations in 2022. If one of these grandfathered properties either sells, does not renew or has the permit revoked, that property will no longer be grandfathered. Just because it has a license now does not mean the new owner will be eligible.

### **Associations that do not Allow Short Term Rentals**

There are individual associations which regulate STR's. This information is not widely communicated. I have included what I know and will update as I learn more.

#### Crested Butte / Mt Crested Butte Area:

1. Wildhorse at Prospect: Does not allow STR.
2. Glacier Lilly Estates, Gunnison County near Mt CB: Does not allow STR

#### Gunnison County / City Area:

1. Three Rivers Resort, Almont: Has Restrictions contingent on property in question. Call them.