

**Second Regular Session  
Seventy-second General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 20-0728.01 Ed DeCecco x4216

**HOUSE BILL 20-1093**

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**HOUSE SPONSORSHIP**

**McCluskie and Wilson,**

**SENATE SPONSORSHIP**

**Donovan,**

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**House Committees**

Transportation & Local Government

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING COUNTY AUTHORITY TO LICENSE AND REGULATE**  
102 **SHORT-TERM LODGING RENTALS.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill grants a board of county commissioners the authority to license and regulate any business located or business activity occurring within the county, including short-term lodging rentals or advertising for such rentals, and to fix the fees, terms, and manner for issuing and revoking licenses issued therefor.

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 30-15-401, **add** (1)(s)  
3 as follows:

4 **30-15-401. General regulations - definitions.** (1) In addition to  
5 those powers granted by sections 30-11-101 and 30-11-107 and by parts  
6 1, 2, and 3 of this article 15, the board of county commissioners may  
7 adopt ordinances for control or licensing of those matters of purely local  
8 concern that are described in the following enumerated powers:

9 (s) (I) TO LICENSE AND REGULATE AN OWNER OR OWNER'S AGENT  
10 WHO RENTS OR ADVERTISES THE OWNER'S LODGING UNIT FOR A  
11 SHORT-TERM STAY, AND TO FIX THE FEES, TERMS, AND MANNER FOR  
12 ISSUING AND REVOKING LICENSES ISSUED THEREFOR. AS USED IN THIS  
13 SUBSECTION (1)(s)(I), "OWNER'S AGENT" DOES NOT INCLUDE AN INTERNET  
14 HOSPITALITY SERVICE.

15 (II) THE LICENSING OR REGULATION UNDER THE AUTHORITY  
16 CONFERRED IN SUBSECTION (1)(s)(I) OF THIS SECTION DOES NOT AFFECT  
17 WHETHER A LODGING UNIT IS A RESIDENTIAL IMPROVEMENT, AS DEFINED  
18 IN SECTION 39-1-102 (14.3).

19 **SECTION 2. Act subject to petition - effective date.** This act  
20 takes effect at 12:01 a.m. on the day following the expiration of the  
21 ninety-day period after final adjournment of the general assembly (August  
22 5, 2020, if adjournment sine die is on May 6, 2020); except that, if a  
23 referendum petition is filed pursuant to section 1 (3) of article V of the  
24 state constitution against this act or an item, section, or part of this act  
25 within such period, then the act, item, section, or part will not take effect  
26 unless approved by the people at the general election to be held in

- 1 November 2020 and, in such case, will take effect on the date of the
- 2 official declaration of the vote thereon by the governor.