



Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

Fiscal Note

Drafting Number:	LLS 23-0699	Date:	April 10, 2023
Prime Sponsors:	Rep. McCluskie; Lukens Sen. Roberts; Will	Bill Status:	House Trans. & Local Govt.
		Fiscal Analyst:	Colin Gaiser 303-866-2677 colin.gaiser@coleg.gov

Bill Topic: COUNTY REGULATION RELATED TO SHORT-TERM RENTALS

Summary of Fiscal Impact:

<input type="checkbox"/> State Revenue	<input type="checkbox"/> TABOR Refund
<input checked="" type="checkbox"/> State Expenditure	<input checked="" type="checkbox"/> Local Government
<input type="checkbox"/> State Transfer	<input type="checkbox"/> Statutory Public Entity

The bill modifies a board of county commissioners' regulatory authority on short-term rentals. It increases state workload and may increase local revenue and expenditures on an ongoing basis starting in FY 2023-24.

Appropriation Summary: No appropriation is required.

Fiscal Note Status: The fiscal note reflects the introduced bill.

Summary of Legislation

The bill modifies a board of county commissioners' regulatory authority on short-term rentals. It clarifies that this authority applies to lodging units available for less than 30 days, and excludes hotel units from the scope of this authority. In addition, the bill changes "internet hospitality service" to "vacation rental service" in statute.

A county may require an owner or owner's agent to include a rental license or permit number in any listing for a short-term rental unit on the agent's website. A board may also require the service to remove a listing from any digital platforms, within seven days, if the owner of the listed rental unit:

- has a local short-term rental license or permit suspended or revoked;
- has been issued a notice violation or similar legal process for not possessing a valid local short-term rental license or permit; or
- the county has a prohibition on short-term rentals that applies to the lodging unit.

To facilitate a vacation rental service's ability to comply with a county ordinance, a county, upon request of the owner of a hotel unit or a vacation rental service on which the hotel unit is listed, is required to provide written verification that the hotel unit is exempt from the ordinance because it is not a lodging unit.

State Expenditures

The bill may minimally increase workload for the Community Development Office in the Department of Local Affairs to provide technical guidance and other assistance for counties with short-term rentals. Any workload increase is absorbable within existing resources.

Local Government

The bill will increase local revenue from licensing fees and expenditures from enforcement activities in counties with short-term rentals that are unlicensed under current law.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

State and Local Government Contacts

Counties	County Clerks	County Treasurers
Law	Local Affairs	Municipalities
Property Tax Division	Regulatory Agencies	