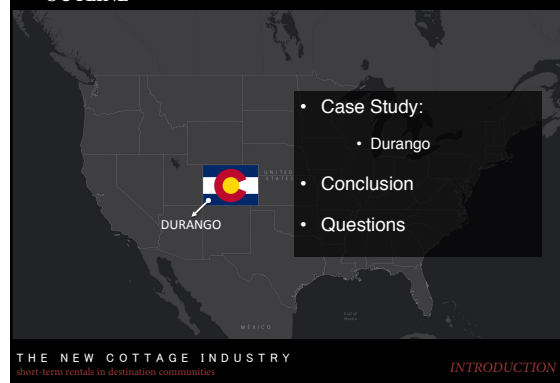


Housing and the Sharing Economy



Mary Beth Miles, City of Durango

OUTLINE



THE NEW COTTAGE INDUSTRY
short-term rentals in destination communities

INTRODUCTION

WHY REGULATE VACATION RENTALS?

- Preserve residential character
- Collect sales and lodging tax
- Create a "level playing field" between RBOs and property management companies
- Ensure adequate lodging options for tourists
- Ensure adequate housing options for residents
- Ensure vacation rentals meet existing health and life safety regulations

INTRODUCTION

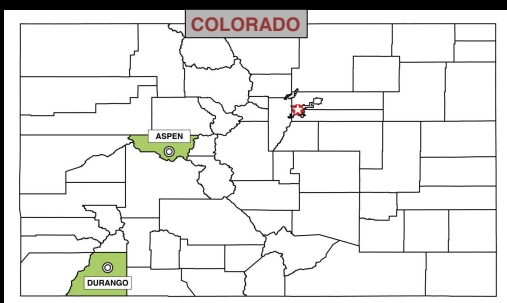
HOUSING AND ECONOMICS

- Family stability and wealth creation
- Commuting
 - Social health, community involvement
 - Environmental
- Workforce
 - Employee attraction and retention
 - Business attraction and retention
- Rental Income: \$300+ per night
 - RBO: Investor buyers
 - AirBnB: Supplemental income



INTRODUCTION

DESTINATION DURANGO



THE NEW COTTAGE INDUSTRY
short-term rentals in destination communities

DESTINATION DURANGO



Durango-Silverton Narrow Gauge Railroad



Downtown Historic District

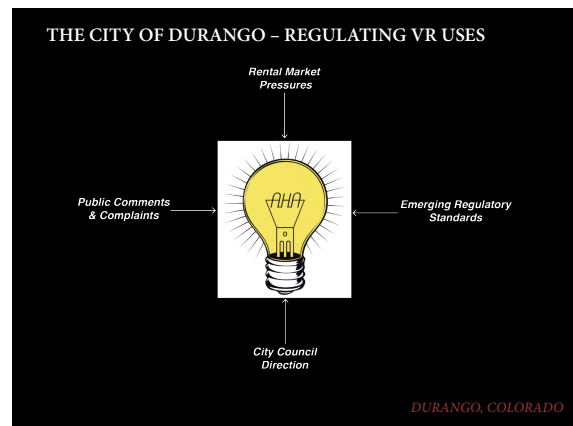
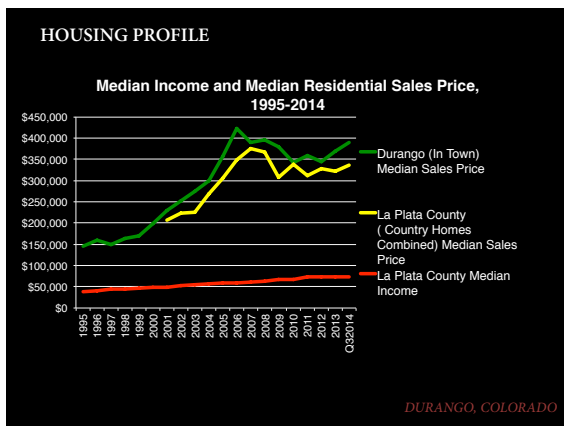
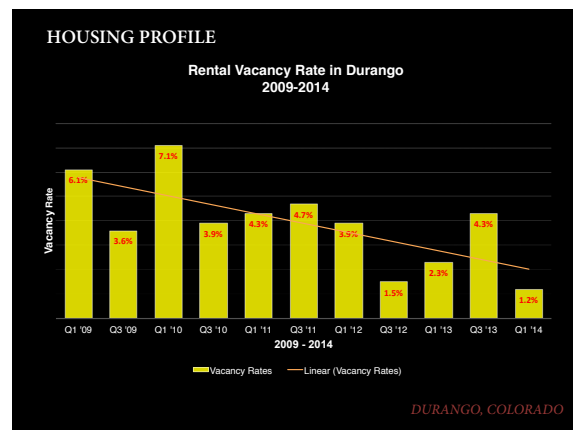
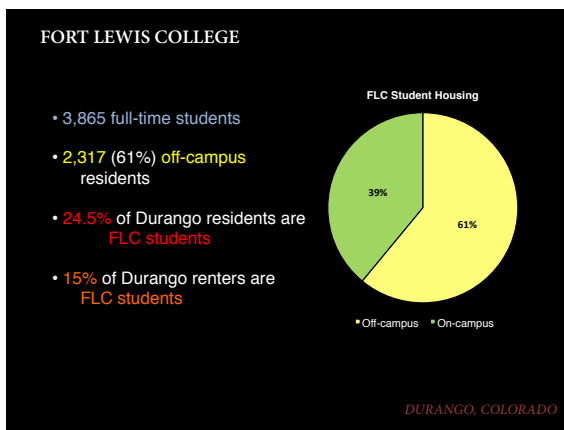
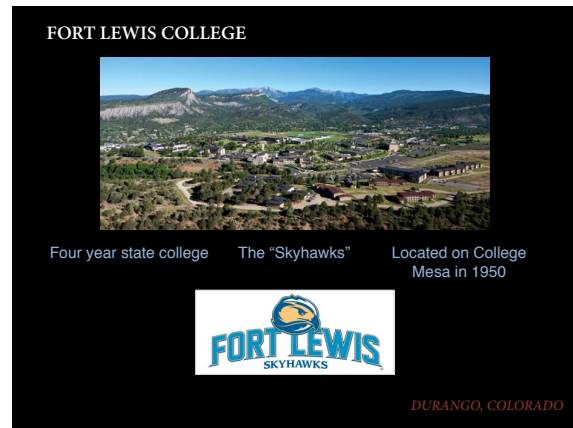
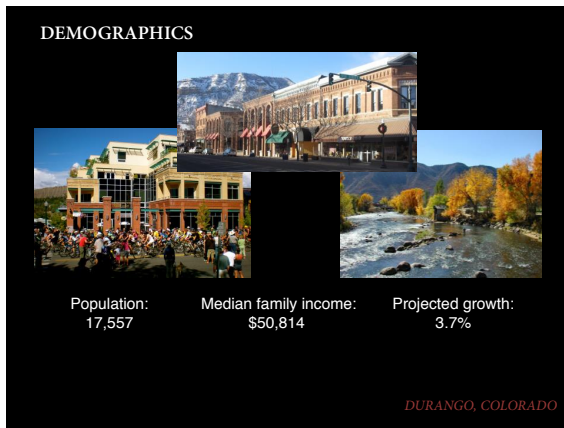


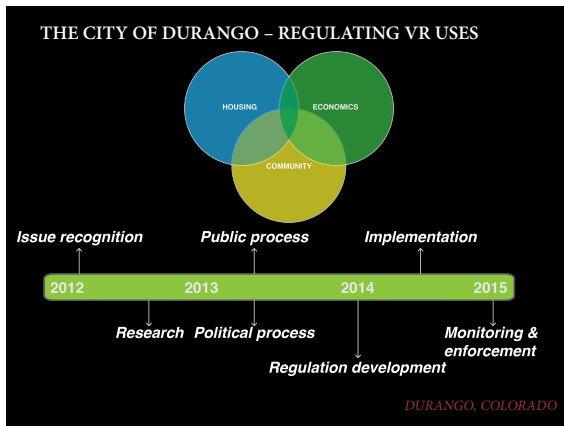
Southwestern Cultural Resources



Recreation

DURANGO, COLORADO





COMMUNITY CONCERNS

Housing Impacts
*loss of long-term rentals
 reduced owner occupancy
 increased housing cost
 speculative investments*

Neighborhood Impacts
*parking
 noise
 wildlife protection
 dark blocks*

Lodging Impacts
*loss of revenue
 lack of regulation
 safety & taxation*

DURANGO, COLORADO

THE CITY OF DURANGO – REGULATING VR USES

Rationale
*Neighborhood preservation
 Quality of life
 Housing preservation*

Regulatory Tools
*Zoning
 Licensing*

Strategies
*Spacing requirements
 Neighborhood caps
 Permitting review process
 Code enforcement inspections
 Monitoring*

DURANGO, COLORADO

THE CITY OF DURANGO – VR REGULATIONS

Zoning & Density
- Allowed in limited zones

Spacing Requirement
- One per block

Occupancy Limit
- Based on bedrooms

Appearance
- No signage, well kept

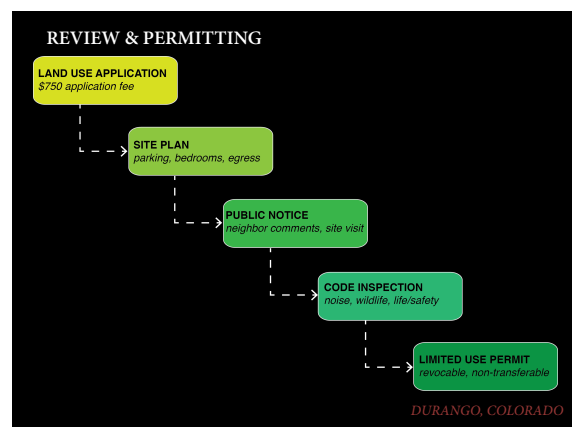
Parking
- Off-street only

Management
- Listed with City

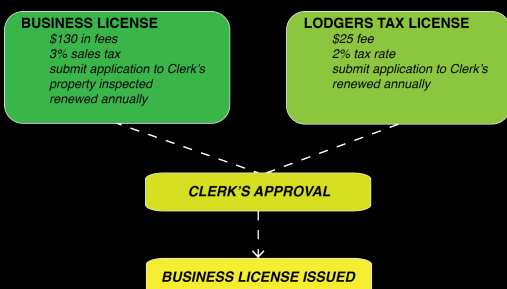
Life, Safety & Wildlife
- All relevant codes, regs. apply

Permitting & Monitoring
- Revocable, complaint-based

DURANGO, COLORADO

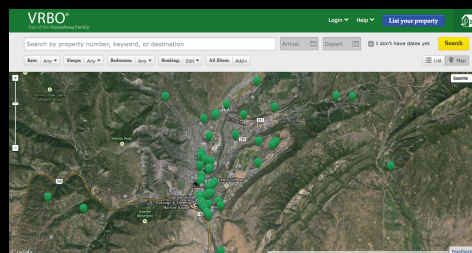


LICENSING



DURANGO, COLORADO

A LIMITED MARKET

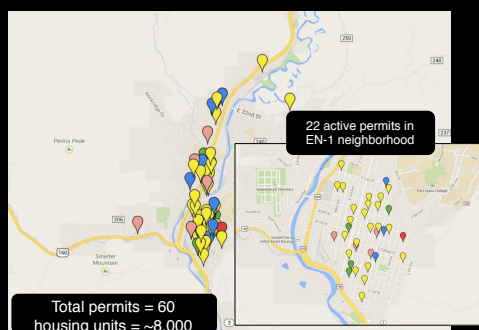


- Not allowed in all zones
- Ongoing website monitoring
- Prevents market saturation

- Reduces traditional lodging conflict
- Ensures compatible land uses in EN neighborhoods

DURANGO, COLORADO

PERMITTED VACATION RENTALS



DURANGO, COLORADO

REGULATION TRENDS

- Public Process
- Require licensing
- Collect lodging taxes
- Pursue delinquent lodging tax remittance
- Some specific zoning regulations on RBOs
- Enforce zoning restrictions
- Monitor size of RBO market through internet searches



CONCLUSION

City of Durango, 2013 Vacation Rental Survey

CAST, 2010 Vacation Rental Survey

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Northwest Colorado Council of Governments: "The Economic and Social Impacts of Second Homes in Four Mountain Resort Communities in Colorado. 4/7/05

"U.S. Vacation Rentals 2009 – 2014: A Market Reinvented," PhoCusWright Reports

"Results of Grey Market Vacation Rentals Policy Analysis," DestiMetrics Report prepared for Town of Vail, 11/2014

U.S. Census, 2012, Community Survey Data

SOURCES