



STR BACKGROUND & RENTALSCAPE SOFTWARE LAUNCH

Where we've been, where we're heading.

Monday, June 10, 2024

DISCUSSION OVERVIEW

HISTORY OF TELLURIDE STRS

WHAT'S NEW

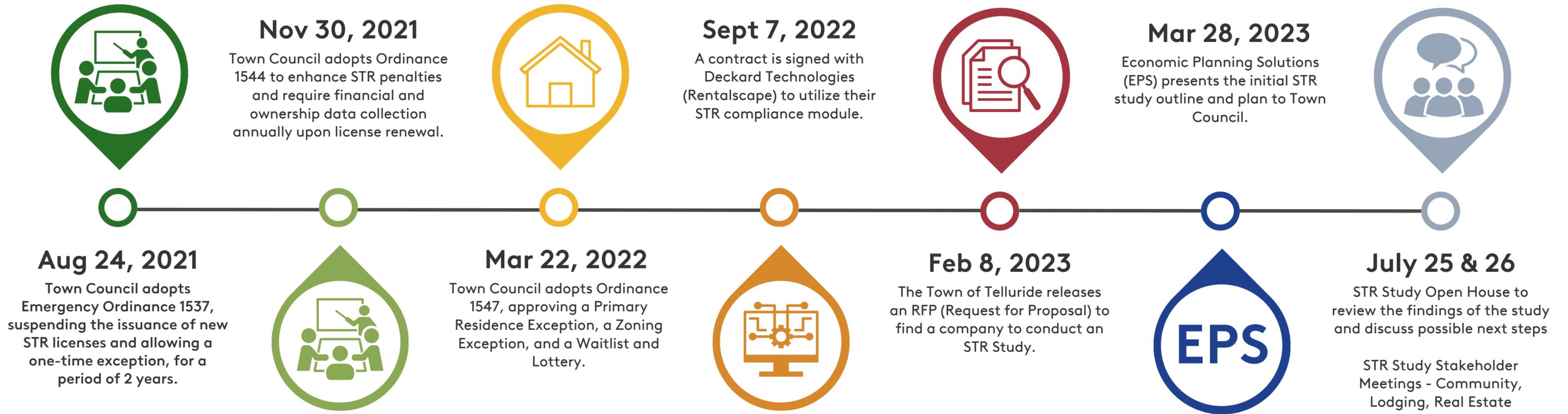
CATEGORY OVERVIEW

FORMS, FEES & LIMITATIONS

RENTALSCAPE

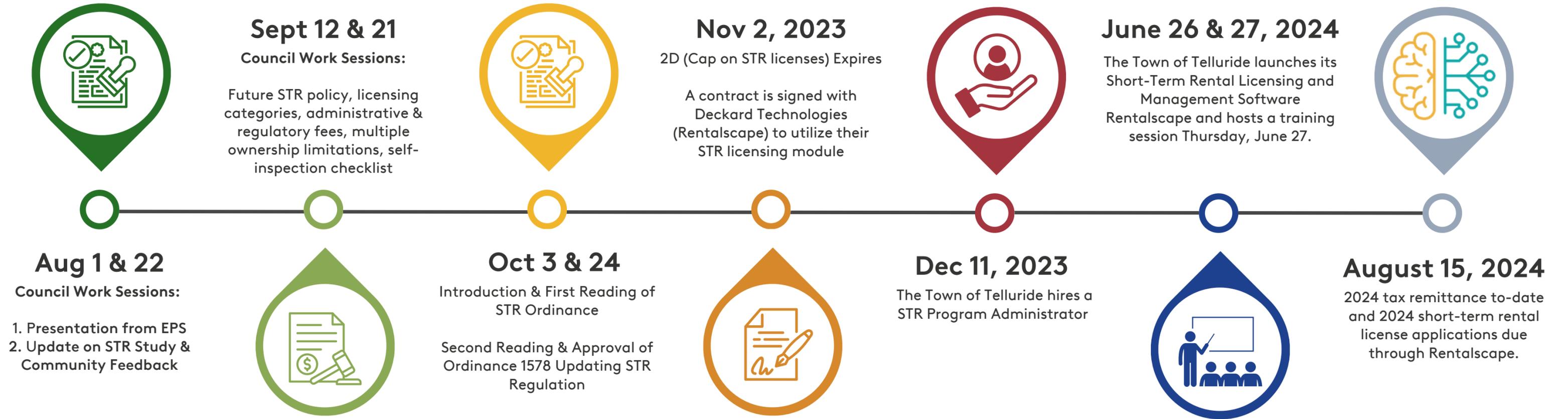
STR BACKGROUND & RENTALScape

TIMELINE



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TIMELINE (CONTINUED)



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WHAT'S NEW?

STR License Categories

- Classic
- Residential
- Limited
- Lodging-Establishment
- Mid-Term
- Long-Term

Administrative & Regulatory Fees

- Administrative Fee: \$288 per license
- Regulatory Fee: 40% Regulatory Fee at \$857 per bedroom.
 - Limited, Residential, and Lodging licenses are exempt.

Decreased Business License Fees

- Lodging: \$66 per sleeping room
- Accommodations (STRs): \$165 plus \$22 per sleeping room



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WHAT'S NEW?

Self-Inspection Checklist

- Affirms basic life and safety standards are met.

Cumulative STR Limitations

- No more than 2 licenses allowed per owner/entity.

Rentalscape Software

- Affidavit submission
- Tax remittance
- Management & Monitoring



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CLASSIC SHORT-TERM RENTAL LICENSE

What is it?

Available for all STR units in the Non-Residential Zone, but not a Lodging Establishment, and that has no aggregate calendar year nightly rental limitations.

What affidavits are required?

- Financial Interest Disclosure
- Self-Inspection Checklist

What will it cost?

Please reference the table to the right.

# of Sleeping Rooms	Total with 40% Regulatory Fee & Admin Fee
1	\$1,332
2	\$2,211
3	\$3,090
4	\$3,969
5	\$4,848
6	\$5,727



RESIDENTIAL SHORT-TERM RENTAL LICENSE

What is it?

Required for all STR units located in the Residential Zone, but not a Lodging Establishment, that has nightly short-term rental restrictions of no more than twenty-nine (29) cumulative nights per calendar year, and long-term rental restrictions of no more than three (3) occasions per calendar year.

What affidavits are required?

- Financial Interest Disclosure
- Self-Inspection Checklist
- Residential Rental Affidavit

# of Sleeping Rooms	Total Fee
1	\$381.50
2	\$392.50
3	\$403.50
4	\$414.50
5	\$425.50



What will it cost?



Please reference the table to the right.

LIMITED SHORT-TERM RENTAL LICENSE

What is it?

A restricted Town license that may only be rented for no more than a cumulative of twenty-nine (29) nights per calendar year.

What affidavits are required?

- Financial Interest Disclosure
- Self-Inspection Checklist
- Limited License Affidavit

What will it cost?

Please reference the table to the right.

# of Sleeping Rooms	Total Fee
1	\$381.50
2	\$392.50
3	\$403.50
4	\$414.50
5	\$425.50



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LODGING ESTABLISHMENT SHORT-TERM RENTAL LICENSE

What is it?

A Town license for any hotel, motel, boardinghouse, rooming house, or lodge owned by a single entity and having an on-site lobby. A Lodging Establishment may also include a structural complex that has engaged in a fractional ownership model or time-share model for individual units within a Lodging Establishment.



What affidavits are required?

- Financial Interest Disclosure
- Self-Inspection Checklist

What will it cost?

\$66 per sleeping room. The Lodging Establishment License is not subject to the Administrative Fee or Regulatory Fee.

MID-TERM AND LONG-TERM RENTAL LICENSES

Mid-Term Rental License

- A required license from the Town of Telluride for lease or rental of any real property within the Town for increments in excess of twenty-nine (29) nights but less than six (6) months.
- **This is a zero-fee license.** Mid-term rentals are not subject to sales, excise, or Affordable Housing Short Term Rental taxes.
- There are **no affidavits required** for this license.

Long-Term Rental License

- A required license from the Town of Telluride for leasing or rental of any real property within the Town for increments in excess of six (6) months.
- **This is a zero-fee license.** Long-term rentals are not subject to sales, excise or Affordable Housing Short Term Rental taxes.
- There are **no affidavits required** for this license.



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REQUIRED AFFIDAVITS

SELF-INSPECTION AFFIDAVIT
Short-Term Rental Program

TOWN OF TELLURIDE
EST.1878

Instructions: The following completed checklist and affidavit must be submitted with each permit application to the Town of Telluride. The permittee or qualified owner's representative must initial next to each item to affirm that the STR property complies with the requirement. Required pursuant to [TMC 6-1-80](#).

This Self-Inspection Affidavit ("Affidavit") applies to the real property located at:
 STR Property Address (incl. unit #):
 MUNIRevs STR Business License #:

operating as a short-term rental unit in the Town of Telluride, Colorado (the "STR Unit").

I am authorized to complete this declaration as I am: an owner of the STR Unit, the property manager of the STR Unit, the Owner Representative for the STR Unit.

I am 18 years of age or older and have personal knowledge of the facts set forth in this Affidavit. By initiating each of the following I declare under penalty of perjury under the laws of the Town of Telluride, the State of Colorado, and the United States of America that each statement is true and correct.

HEALTH & LIFE SAFETY STANDARDS
 Operation of the STR Unit will comply with all Town of Telluride Municipal Code ("TMC") regulations and all ordinances that apply to short-term rentals and residential dwellings.

Self-Inspection Checklist

Certifies the condition of the STR Unit as it relates to either basic features or certain required life/safety equipment inside the STR Unit.

LIMITED LICENSE AFFIDAVIT
Short-Term Rental Program

TOWN OF TELLURIDE
EST.1878

Per TMC 6-1-80, a Limited License Affidavit is required for each calendar year by the owner, Property Manager or Owner's Representative for any owner engaging in short term rentals under the Limited License category.

This Limited License Affidavit ("Affidavit") applies to the real property located at:
 STR Property Address (incl. unit #):
 MUNIRevs STR Business License #:

RENTAL STATUS FOR PRIOR CALENDAR YEAR:

Short-Term The above property was rented short-term (less than 30 consecutive days) for a total of nights during the previous calendar year.
 Long-Term The above property was rented for 30 consecutive nights or more on occasion(s) in the previous calendar year.
 N/A The above property was not rented in the previous calendar year.

ACKNOWLEDGEMENT
 I, , understand that I am applying for a Limited License, which is a restricted short-term rental license that may only be rented for no more than a cumulative of twenty-nine (29) nights per calendar year. I understand that if I exceed twenty-nine (29) nights per calendar year or it is determined by the Town Clerk that I have violated the limitations of this license, the Limited License must be closed and to continue short-term renting, I must apply for a Classic License. I understand that I will be responsible for paying the difference of the business license fee and Short-Term Rental Regulatory Fee for the Classic License.

Limited License Affidavit

To demonstrate compliance with the limitations of the Limited License, which includes that the short term rental of the property in question occurs no more than a cumulative of twenty-nine (29) nights per calendar year.

FINANCIAL INTEREST DISCLOSURE
Short-Term Rental Program

TOWN OF TELLURIDE
EST.1878

Pursuant to the provisions of Town of Telluride Ordinance No. 1544 ownership and/or Financial Interest* in real property used as a Short-Term Rental ("STR") Unit under a Town of Telluride Business License shall be disclosed as a condition for issuance or renewal of a license.

This Financial Interest Disclosure Affidavit ("Affidavit") applies to the real property located at:
 STR Property Address (incl. unit #):
 MUNIRevs STR Business License #:

operating as a short-term rental unit in the Town of Telluride, Colorado (the "STR Unit").

Applicant is applying as a/an: Natural Person(s) Corporation Limited Liability Company (LLC) Trust Other:

LEGAL OWNER(S)
 Legal Owner(s) of the real property listed above as listed with the [San Miguel County Assessor's Office](#).

Person/Entity	SSN/EIN	Mailing Address	Phone Number	Email	% Ownership
1.					
2.					
3.					

Financial Interest Disclosure

Full disclosure of the ownership interest or financial interest related to a STR unit.

RESIDENTIAL RENTAL AFFIDAVIT
Short-Term Rental Program

TOWN OF TELLURIDE
EST.1878

Per TMC 6-1-80, a Residential Rental Affidavit is required to be filed, for each calendar year before a renewal for the following year's license can be issued, by the Owner, property manager or the Owner's Representative for any owner engaging in short term rentals within the Residential Zone District, as defined in the Telluride Land Use Code at Section 2-215, within the Town.

This Residential Rental Affidavit ("Affidavit") applies to the real property located at:
 STR Property Address (incl. unit #):
 MUNIRevs STR Business License #:

RENTAL STATUS FOR PRIOR CALENDAR YEAR:

Short-Term The above property was rented short-term (less than 30 consecutive days) on occasions for a total of rental nights during the previous calendar year.
 Long-Term The above property was rented for 30 consecutive nights or more on occasions in the previous calendar year.
 Did not rent

ACKNOWLEDGEMENT
 I, , UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, ATTEST THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SIGNATURE AND NOTARIZATION

Residential Rental Affidavit

For any owner engaging in STRs within the Residential Zone District. Reports the STRs and LTRs of the property from the previous year to affirm compliance.



ADMINISTRATIVE AND REGULATORY FEES

Administrative Fee

- \$288 per license
 - Town's enforcement, regulation, and compliance relating to the Town's regulation of the STR industry for the following license categories:
 - Classic STR License
 - Residential STR License
 - Limited STR License

Regulatory Fee

- \$857 per sleeping room, a forty percent (40%) mitigation rate
 - Financially supporting housing programs that enhance the Town as a resort economy for the following license categories:
 - Classic STR License



CUMULATIVE STR LIMITATIONS

Limits a natural person or any form of corporate entity (i.e. limited liability company or personal or family trust) from owning any financial interest in more than two (2) units.

- Does not apply to any units that have already been issued (as of October 24, 2023), that maintain current and active status, and that continue to renew such licenses independent of these restrictions.
- If an owner already has two (2) licensed STR units, they are neither eligible to apply for nor receive an additional license.





NEW STR SOFTWARE RENTALSCAPE

Town STR Page: bit.ly/telluridestr

Rentalscape: bit.ly/totrentalscape

Public Portal: bit.ly/totstrportal



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MUNIREVS: TRANSITION, BUSINESS LICENSES, NON-STR TAX REMITTANCE

What will sunset in MUNIRevs:

- As it was no longer meeting the demands for the Town's regulations and compliance needs, the Town will no longer be using MUNIRevs for STR licensing or STR tax remittance as of 12/31/23.
- December taxes will be the last taxes remitted in MUNIRevs and were due 1/20/24. Please make sure your taxes and license fees are paid up in MUNIRevs before applying in the new software.

What will continue in MUNIRevs:

- Property Managers are still required to maintain a license in MUNIRevs for their property management companies.
- The Town will continue to utilize the MUNIRevs software for non-STR business licenses and non-STR tax remittance.



STR BACKGROUND & RENTALSCAPE SOFTWARE LAUNCH

RENTALSCAPE: NEW STR SOFTWARE, MONITORING & MANAGEMENT

- Launched on Wednesday, June 26, 2024
- Chosen for its reporting capabilities, user friendly navigation, and compliance module.
- Provides the Town the insight and intelligence to monitor and triage our local STR market with a higher-level of accuracy, precision and usability.
- Allows the Town to properly regulate rental hosts and ensure compliance in the Town of Telluride.



IMPORTANT RENTALScape DETAILS & INFORMATION

- ALL required affidavits need to be completed, notarized (if applicable) and ready to upload to Rentalscape as progress in the application will be not be saved.
- Upload forms to Rentalscape as the STR Program Administrator does not have the ability to upload these forms on behalf of the applicant.
- If an affidavit includes a notary block, the document requires notarization. Forms that require notarization that are not notarized will be rejected, and the license will not be issued until the form is notarized.
- Property Managers are required to remit monthly taxes separately for each individual property but can pay in bulk.
- Property Managers should register a general company email address (not a personal email address) as licenses are non-transferrable.
- There can only be one email address associated with each account.



STR BACKGROUND & RENTALScape SOFTWARE LAUNCH

IMPORTANT RENTALScape DETAILS & INFORMATION

- If there's a change to ownership structure, a new Financial Ownership Disclosure must be completed, notarized, and uploaded to Rentalscape's Account Update section.
- If a significant ownership change occurs (i.e. the addition of a natural person or corporation), contact the STR Program Administrator immediately to apply for a new license.
- Should a Limited STR License go over the allotted 29-night STR limitation, the Limited License must be upgraded immediately to a Classic License. Please reach out to the STR Program Administrator to process the upgrade and payment for the license fee difference.
- You can now view, file, or correct tax remittances from previous months.
- A complaint form is available on the Town's website to report non-emergency violations or complaints.
- A dashboard is available for the public to show all licensed properties via property address.





LET'S DIVE INTO THE NEW STR SOFTWARE RENTALSCAPE

Town STR Page: bit.ly/telluridestr

Rentalscape: bit.ly/totrentalscape

Public Portal: bit.ly/totstrportal



STR BACKGROUND & RENTALScape SOFTWARE LAUNCH

ENFORCEMENT & REVIEW

- The STR program will ensure everyone is operating on an equal playing field, prioritizing our community and our visitor's best interest and safety, and bringing accounts into compliance by way of education and open communication; utilizing penalties and fines as a last resort.
- In the case of a violation, the Town will communicate through email and phone call to offer clear direction on how to come into compliance.
- Town will release a community survey in the Fall to gather feedback on the new STR program.
- All questions should be directed to Business Licensing & STR

Program Administrator Ashley Berard:

- aberard@telluride-co.gov
- (970) 728-2159





QUESTIONS?

Ashley Berard | aberard@telluride-co.gov