

**CITY OF STEAMBOAT SPRINGS**

**ORDINANCE NO. \_\_\_\_**

**AN EMERGENCY ORDINANCE IMPOSING A MORATORIUM ON ACCEPTING APPLICATIONS FOR, REVIEWING, OR APPROVING OR ISSUING PERMITS FOR VACATION HOME RENTAL USES IN THE CITY OF STEAMBOAT SPRINGS**

**WHEREAS**, the City of Steamboat Springs has in the exercise of its home rule authority pursuant to Article XX, Section 6 of the Colorado Constitution adopted a Community Development Code (“CDC”) that classifies short term rentals of single-family dwelling units and duplexes for more than two instances or thirty days annually (“Vacation Home Rental”) as a lodging use that is lawful use in various zone districts only if the property owner obtains a Vacation Home Rental Permit through the Limited Use Requiring a Permit process; and

**WHEREAS**, the City of Steamboat Springs is experiencing a severe shortage of housing for the local workforce at all income levels and the City Council finds that the diversion of the existing housing stock and newly constructed housing into the short term rental pool via the Vacation Home Rental permitting process and otherwise necessarily contributes to the City’s housing shortage; and

**WHEREAS**, the City Council finds that Vacation Home Rental uses in residential neighborhoods can have a substantial and negative impact to residential neighborhoods due to excessive noise, increased traffic, trash left unsecured from wildlife, and also through the erosion of community values neighborhood character by replacing long term neighbors with short term visitors; and

**WHEREAS**, the City Council is engaged in a comprehensive review of City policy regarding Vacation Home Rentals and other short term rentals that may include licensing, contracting for short term rental compliance services, an inspection program, revenue measures, increased staffing, modifications to land use regulations, and other regulatory measures; and

**WHEREAS**, the City Council hereby finds and determines that imposing a moratorium on receiving applications for, review, and issuing or approving permits for Vacation Home Rental uses is necessary to preserve the status quo while the Planning Commission and City Council completes its review of the City’s regulatory framework for short term rentals generally and Vacation Home Rental uses in particular and that preserving the status quo will promote the public health safety and welfare by allowing for a deliberate and well-reasoned decision-making process; and

**WHEREAS**, the City Council hereby finds and determines that adopting a moratorium on an emergency basis is necessary to preserve the status quo and to avoid encouraging

speculative or hastily prepared applications that may limit the City's ability to adopt an effective and comprehensive regulatory framework for Vacation Home Rental uses; and

**WHEREAS**, the City Council finds that the impact of a temporary moratorium on Vacation Home Rental uses will have a limited impact on the economic interests of the owners of single family dwelling units and duplexes because property suitable for Vacation Home Rental uses are equally suitable for residential uses, either owner occupied or through the long term rental market; and

**WHEREAS**, the City Council finds that it is necessary to the immediate preservation of the public health, safety, and welfare to adopt this emergency ordinance imposing a moratorium on Vacation Home Rental uses.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:**

**SECTION 1.** Effective immediately, no application for a permit approving a new Vacation Home Rental use shall be submitted to or accepted by the City and no such application shall be reviewed or a permit issued or approved in response to such an application. This moratorium does not apply to completed applications receive prior to the effective date and time of this emergency ordinance.

**SECTION 2.** The City Council hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public peace, health and safety.

**SECTION 3.** This ordinance is adopted as an emergency measure for the reasons stated above and therefore takes effect immediately upon passage as provided in Section 7.7 of the City of Steamboat Springs Home Rule Charter and shall expire ninety (90) days after passage.

**INTRODUCED, READ, PASSED, AND APPROVED** this \_\_\_\_ day of \_\_\_\_ 2021.

\_\_\_\_\_  
Jason Lacy, President  
Steamboat Springs City Council

ATTEST:

\_\_\_\_\_  
Julie Franklin, CMC  
City Clerk