

PERMIT STANDARDS AND REVIEW CRITERIA

Planning & Development may approve or modify and approve an application for a Short Term Rental permit if the following standards and criteria are met. Owner to initial on the line next to the following statements confirming your understanding of the following criteria:

_____ Sleeping quarters for short term tenants shall not be in non-residential areas within buildings or accessory structures (e.g. shed, garage, etc.) that do not contain finished living space; or in commercial (office/retail) or industrial (warehouse) spaces; or outdoors (e.g. tent, etc.); or in a recreational vehicle.

_____ Limit one short-term rental unit within each lawful dwelling unit located on a property, up to a maximum of four (4) short term rental units per property; or in the event of condominiums or buildings held in similar common ownership, each owner shall be limited to two (2) short term rental units per property. Entities under common control shall be considered a single owner for the purpose of evaluating ownership of dwelling units.

_____ A sales tax license shall be obtained from the City's sales tax office. (A sales tax license is not required if short term rental is posted only on AirBnB or VRBO. The City does NOT have agreements with other hosting platforms at this time.)

_____ The owner must maintain weekly residential trash collection services. Outdoor trash bins must be screened from public view or kept inside of a structure or garage.

_____ The owner shall maintain and provide proof of property liability insurance in the amount of not less than \$500,000, or provide proof that property liability coverage in an equal or higher amount is provided by any and all hosting platforms through which the owner will rent the short term rental unit. Proof of liability insurance is not required if short term rental reservations are handled exclusively by hosting platforms (websites) that extend liability coverage of not less than \$500,000 under terms acceptable to the Manager.

_____ Short term rental units must remain compliant with all planning, zoning, building and other City codes. If a dwelling unit (apartment/suite) is located within an apartment building then the entire property (including other dwelling units) must be compliant and not subject to Code Enforcement.

_____ All short-term rental tenants shall abide by all applicable noise, housing and public health ordinances of the City and with all other City fire and safety ordinances.

_____ Parking in private driveways shall be utilized first with overflow parking on the street where permitted. Parking on-site in non-driveway areas (i.e. front yard areas, parkways and rear-yards) is prohibited.

_____ No meals shall be prepared for or served to the renter by the owner or the owner's agents.

_____ Use of the short-term rental home for any commercial or large social events or gatherings, such as weddings, is prohibited.

_____The City issued permit with all local contact information and emergency safety information shall be prominently displayed within the short term rental unit.

_____The City issued permit number shall be used in all rental marketing materials.

_____The occupancy regulations are met pursuant to Section 7.5.1706(H) and are reflected in all marketing materials. (Limit two occupants per bedroom, plus an additional two occupants, maximum of 15 occupants).

GENERAL INFORMATION ACKNOWLEDGED

_____ Tenants will be provided a parking diagram or verbal description verifying the location of all parking spaces available for the short term rental and the diagram will be posted in a prominent location within the short term rental. The designated parking spaces will be available for use by short-term rental tenants.

_____ Operation of the short term rental will comply with Good Neighbor Guidelines; the Good Neighbor Guidelines will be provided to tenants in the rental agreement and by posting it in a prominent location within the residence.

_____The approved permit for the STR will be posted in the interior of the dwelling adjacent to the front door.

_____ I (we) have read and understand Colorado Springs Municipal Code regulating Short Term Rental Units (Title 17, Chapter 7)

_____I have checked with my HOA or Neighborhood Association regulations and have ensured that a Short Term Rental is allowed in the area.

EXTERIOR SAFETY

_____ House number visible from the street.

_____All deck and stair rails and guards are attached and capable of supporting imposed loads.

_____All exits unobstructed and clear and maintained that way at all times.

_____ Window wells serving basement sleeping rooms be provided with escape ladders and operable windows so as to allow for secondary egress from the room in the event of a fire. (2015 IFC 1030.1) I understand that HOA covenants are a separate agreement within my neighborhood and may be more restrictive than the City's Short Term Rental regulations.

INTERIOR SAFETY

_____ ABC 2.5 lb. fire extinguisher in plain view within 6 feet of the oven/stove if gas appliances are installed and must be certified annually.

_____ Smoke alarm should be installed and maintained in each sleeping room and immediately outside each sleeping room such as in a corridor, hallway or great room serving the individual sleeping rooms. (2015 IFC 907.2.11.2)

- _____ Carbon monoxide detector installed and maintained within 15 feet of sleeping rooms.
- _____ Stairs are free of tripping hazards.
- _____ Hallways unobstructed and clear and maintained that way at all times.
- _____ At least one working bathroom with water closet, lavatory, and shower or bathtub.
- _____ Bathroom and kitchen electrical outlets should be GFI protected. (IBC)
- _____ All occupied rooms have working electrical outlets and lighting fixtures without extension cords.
- _____ Extension cords are not used as permanent wiring. (2015 IFC 605.5)
- _____ Exposed wiring, etc. shall be eliminated. (2015 IFC 605.1)
- _____ Check completed for general fire hazards: exposed wiring, presence of extension cords on appliances, clean dryer ducts, etc.
- _____ Heating and water heating system maintained and operational.
- _____ Building permits and final approvals have been received for remodeling work.

RENEWALS

- The Short Term Rental unit permit is valid for one (1) year from the date of issuance. The permit may be renewed for additional one (1) year periods upon receiving a renewal application and the \$119 permit fee. You will receive a reminder email approximately thirty (30) days prior to your permit expiration with instructions on how to renew your permit. Permit renewals are completed via email only.

PERMIT REQUIREMENTS

- The permit does not run with the property but is issued to the specific owner. The permit shall not be transferred or assigned to another individual, person, entity, or address. The permit does not authorize any person, other than the person named therein, to operate a short-term rental home on the property.

PUBLIC NOTIFICATION

- Staff recommends notifying adjacent neighbors if you are operating a short term rental to provide them with the Good Neighbor Guidelines and emergency contact information. Sample notification template is available on the Colorado Springs website.

OWNER / APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) below certifies that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I agree that I have read a copy of the Zoning Ordinance requirements concerning Short Term Rentals, understand the described regulations and agree to abide by them. I also understand that should the Short Term Rental become a nuisance, hazard or unreasonably interfere with the quiet enjoyment of other people’s premises, in accordance with

7.5.1707, that this Short Term Rental Permit will be revoked by the City of Colorado Springs. I (we) understand that providing false information in this application shall be a violation of the City of Colorado Springs Municipal Code, and shall be grounds to deny the application, void the approval, and revoke a Short Term Rental unit permit issued for the property. I hereby certify under penalty of perjury pursuant to the laws of the State of Colorado that the above items have been checked and were found to be in good working order.

Signature of Property Owner Date

Signature of Applicant (if applicable)