

CHAPTER 8

SECTION 5

Short Term Rentals

Subsections:

- 8-5-1 Licenses Required.
- 8-5-2 License Fees.
- 8-5-3 Supplemental Regulations.
- 8-5-4 Revocation of License.

(Section enacted by Ord 3-2017)

8-5-1 LICENSES REQUIRED.

(A) Any property owner who rents out a unit on a short term basis within the Town of Ridgway shall be required to obtain a short term rental license (hereinafter a “Short Term Rental License”) for each short term rental unit from the Town of Ridgway. Such Short Term Rental License and its corresponding number shall be prominently displayed in all advertising of the unit. The cost of such licensing and renewals shall be set by resolution of the Town Council. Short Term Rental Licenses are nontransferable, except where upon death the property is transferred to an immediate family member, the short term license number may be transferred with the property.

(B) All short term rental units, except the short term rental of a single room inside an owner occupied dwelling unit, are required to have and pass a health, safety and welfare inspection by the Town Building Inspector. This inspection will be completed with the initial and renewal licensing processes.

(C) The total number of short term rental licenses in the Town of Ridgway shall be limited to 50 at any one time. The short term rental of a single room inside an owner occupied dwelling unit shall not be counted toward the maximum number of licenses to be issued.

(D) Short Term Rental Licenses shall be issued for a period of two years and subject to biannual renewal (every 2 years). Notwithstanding this two year term, the Town may determine a more frequent licensing schedule is needed for any particular unit, and the initial term for licensing.

8-5-2 LICENSE FEES.

(A) The local application and license fees for all short term rental licenses issued, and applications submitted shall be enacted by Town Council resolution.

(B) In addition to the above fees, the applicant/licensee shall reimburse the Town for all out-of-pocket costs incurred during review of the application, or license, including legal fees, consultant fees, postage, notice and publishing costs. The Town shall bill the applicant/licensee upon completion of the application or review process and completion of any conditions thereof. No application or license shall be finally approved until the bill is paid. Each bill shall be overdue 30 days after its date. Bills not paid by the due date shall accrue interest at the rate of 1½ % per month or part thereof. Such fees may be certified to the County Treasurer for collection as delinquent charges or collected in any other lawful manner.

(C) The Town Council may revise such amounts by resolution based on costs incurred by the Town in the administration and enforcement of the short term rental licensing and related provisions.

8-5-3 SUPPLEMENTAL REGULATIONS

(A) All dwelling units, for Short Term Rental Licenses issued, shall comply with applicable requirements of Town ordinances, including building and zoning regulations, inclusive of Chapter 7 Section 3-13(I), and this Section.

(B) The Town Council shall be the local licensing authority for the Town for Short Term Rental Licenses. The Town Manager shall review and act upon all Short Term Rental License applications without hearing.

(C) The Town Manager is hereby designated as the entity responsible for processing procedures and reviewing Short Term Rental Licenses for compliance with Town ordinances and regulations.

(D) The Town Manager shall make reasonable rules and regulations in conformity with this Article for the proper administration and enforcement of Short Term Rental Licenses.

8-5-4 REVOCATION OF LICENSE.

(A) The Town Manager may revoke or suspend a Short Term Rental License. The following shall be prima facie evidence for revocation or suspension of a Short Term Rental License:

(1) A holder of a Short Term Rental License is in violation of the Town Municipal Code;

(2) A holder of a Short Term Rental License has violated the rules and regulations for short term rentals, as established by the Town Manager;

(3) There have been two or more violations of Chapter 2, Section 1, the General Administrative Provisions of the Town Municipal Code, at the short term rental;

(4) The holder of the Short Term Rental License has failed to remit sales and/or lodging taxes.

(B) In the event a licensee wishes to challenge the revocation or a suspension of a license by the Town Manager, they can request, in writing, an administrative hearing before the Town Council within thirty days of the license being revoked or suspended.

(C) No license shall be issued to any property owner for whom a license has been revoked, until at least one year has elapsed since revocation.