



Town of Estes Park
P.O. Box 1200
Estes Park, Colorado 80517
www.estes.org

Larimer County
200 W. Oak Street
Fort Collins, CO 80521
www.larimer.org

Kate Rusch
Town of Estes Park
Public Information Officer
970-577-3701

Deni La Rue
Larimer County
Community Information Manager
970-498-7150

May 28, 2015

Operating permits required for vacation home rentals and B&Bs in the Estes Valley Development Area

In 2010, the Larimer County Board of County Commissioners and the Estes Park Board of Trustees amended the Estes Valley Development Code to require all Estes Valley vacation home rentals (rented for fewer than 30 days) and bed and breakfast inns (B&B) to obtain an annual operating permit. A business license will serve as the permit for properties within Estes Park Town limits. However, a separate annual operating permit is required for all vacation home rentals and B&Bs in the unincorporated county area of the Estes Valley Development Area, excluding those which are zoned "A" Accommodation. A map of the development area is available at www.estes.org/maps.

There is no cost for the annual operating permits for county properties. Permits may be obtained from the Town of Estes Park Town Clerk's office in Town Hall, 170 MacGregor Avenue in Estes Park. Properties operating without a permit are subject to enforcement action. In the unincorporated Estes Valley, enforcement action can result in a hearing before the Larimer County Commissioners, citation into District Court, and fines. Inside Town limits, enforcement action can result in a citation into Municipal Court and fines.

The permit process will ensure compliance with local regulations, which are intended to allow vacation rental use to occur in residential neighborhoods, while protecting the residential character of neighborhoods. The Estes Valley Development Code regulates all vacation homes operating in the Estes Valley.

- **Vacation Rentals** must obtain a business license to legally operate within the Town limits of Estes Park. Vacation rentals located in the unincorporated Estes Valley must obtain a vacation rental permit to legally operate.
- **A Property manager** or local resident must be designated on the permit application to act as a representative of the owner and be available twenty-four hours a day, with regard to any complaint or violation.

MORE

CONTINUED

- **Occupancy** is limited to a maximum of eight people at any one time. The limit is further limited to two individuals per bedroom, plus two individuals.
- **Parking** is limited to a maximum of three vehicles parked outside at any one time.
- **Vehicular traffic and noise levels** shall not be out of character with residential use.
- **Noise levels** are regulated. Noise complaints can be handled by the Estes Park Police or Larimer County Sheriff's Office.

The covenants of homeowners associations may be more restrictive and even prohibit vacation rentals. For more information on applicable zoning regulations, please contact the Town of Estes Park Community Development Department at 970-577-3720.

Accommodation rentals of fewer than 30 days are subject to sales taxes. The permit process for vacation home rentals and B&Bs in residential neighborhoods will also assist in the collection of the appropriate taxes which may include state, county, town and local marketing district taxes. For more information on these taxes, please visit www.estes.org/salestax.

END