



TOWN OF TELLURIDE
Short Term Rental Restrictions
In the Residential Zone Districts

Understanding Short Term Rental Restrictions. Both the Telluride Municipal Code and the Land Use Code regulate short term rentals, including additional restrictions for homes located in Residential Zone Districts. All short term rentals are subject to sales tax, excise tax and business licensing requirements.

In addition, Residential Zone rentals are restricted on the number of total occurrences and total number of days that a dwelling may be rented annually. These regulations apply in the following zone districts: **Residential, Historic Residential, Hillside Transitional, Hillside Developing One, Hillside Developing Two, West Hillside and Medium Density Residential** (“**Residential Zone Districts**”). A majority of the residential zone districts are north of Colorado Avenue. If you are unsure of whether you are in a residential zone, you may look on a zoning map on the Town's website or by calling the Planning Department at 970-728-2175. Short term rental restrictions and regulations do not apply to the accommodations and commercial zone districts.

History. Short Term rental restrictions in the residential zone districts were first adopted in 1980. The number of available short-term accommodations was widely perceived as inadequate for peak needs. The intent of the original ordinance was to limit rental periods to times of peak tourist volume while maintaining the character of the residential neighborhoods. The short term rental restrictions, known as Article 3, Division 6 of the Land Use Code had remained substantively the same from 1987 until 2010.

Ordinance in Effect today. The total number of days that a property may be rented on a short term basis in the residential zone districts must be a cumulative of 29 days or fewer in a calendar year no more than three times in a calendar year. For example, you may rent your property once for 15 days, once for 10 days and once for 4 days total in a calendar year.

Short-term rentals shall be authorized in residential zones if the following requirements are met:

- Short-term rental is a use permitted in the LUC in the underlying zone district;
- There is a clearly-defined trash and recycling storage area and an adequate number of bear proof trash and recycling containers provided;
- There is an owner representative on-call full time while the property is rented and whose contact information is listed on the pertinent business license on file with the Town Clerk;
- The owners or owner representatives properly inform tenants as to the applicable town ordinances including but not limited to parking, pets, trash, recycling, bears and noise;
- A business license is required upon advertising of the short term rental property and the license number must appear on all advertising of the structure;
- Local sales and excise taxes must be paid for all short term stays; and,
- A yearly affidavit, (sample included herein,) is signed by the owner attesting to the duration and frequency of the prior year short term rental history.



Long term rentals are those rental periods of 30 consecutive days or more. You may rent your dwelling for periods of 30 days or more in the residential zone district for no more than 3 times in a calendar year. For example, you could rent your property one time for 60 days, one time for 30 days and one time for 180 days. During a calendar year, an owner may rent a property for both long term and short term periods. Long term rentals are not subject to the short term rental requirements listed in Article 3, Division 6 other than the limit of no more than three (3) long term rentals in a calendar year.

Business License. A business license is required if you choose to short term rent your property. A business license must be acquired prior to advertising the availability of the dwelling unit for rent. Advertising includes all advertising regardless of medium and must include a current business license number. To obtain a Town of Telluride business license you can apply online through our paperless system at <https://telluride.munirevs.com/>. You can also obtain Business License information on the Town of Telluride's web page at www.telluride-co.gov or by calling the business license administrator at (970) 728-2159. Business licenses expire December 31st and must be renewed by January 6th of each calendar year.

The business license fee for lodging in a residential rental home is \$165 + \$22 per sleeping room.

Where do my business license fee and taxes go?

Business License Fee. 74% paid directly to Telluride Marketing Inc. ("TMI"), whose sole purpose is marketing the Telluride Region. 20% goes to the Town of Telluride Open Space fund 6% Administration of the business license program.

Local sales and excise taxes. In 2007, the Town began self-collection of sales and excise taxes. Taxes must be collected and remitted for any overnight rental of 29 days or less. Short-term rental websites will not remit local taxes on your behalf. To obtain Town sales and excise tax information, you may contact the Finance Department, 135 West Columbia Avenue, by phone (970) 728-2152, or Telluride's web page at www.telluride-co.gov under the Finance Department page.

Excise Tax

The local excise tax is 2%. The proceeds from the excise tax goes into the Airline Guarantee Fund. The Town retains 2% of these funds and the remainder is paid to the Telluride Montrose Air Organization to support the airline guarantee program.

Sales Tax

The sales tax total is 8.65% which has the following parts:

- 4.5% Town – collected by the Town. Can be collected monthly, quarterly or annually.
- 2.9% State – collected by State



- 1.0% County – collected by State and sent to the County
- 0.25% San Miguel Authority for Regional Transportation

Of the 4.5% sales tax rate collected by the Town, 0.5% of the 4.5% is dedicated to the Affordable Housing fund. 20% of the remaining sales tax that is unencumbered (sales tax pledged for debt obligations) is distributed to the Open Space Fund. The remainder of sales tax proceeds is split with 50% to General Fund and 50% to Capital Improvement Fund.

In 2016, voters approved a ballot initiative which created the regional transportation authority known as the San Miguel Authority for Regional Transportation (SMART). SMART is funded partly by a 0.25% sales tax on all purchases with the exception of residential utilities and food for home consumption. “The purpose of the Authority is to coordinate, plan, finance, construct, operate and maintain a regional multi-modal transportation system.”

To obtain the form for submitting sales tax to the State you may contact the Department of Revenue at (303) 534-1208 or via their website at <http://www.colorado.gov/revenue>, then “sales tax file and pay.” You may set up and file online, or go to the forms section of the website and download the “sales tax form.”

County Lodging Tax

2% is collected by the State and sent to the County. The 2% county lodging tax that the owner collects and pays to the state goes to the county for support of MTI (the same place our Business licenses fees go).

THE TOTAL TAXES COLLECTED ON SHORT TERM RENTALS ARE 12.65% THIS IS INCLUSIVE OF THE ABOVE REFERENCED EXCISE TAX, SALES TAX AND LODGING TAXES.

Town Ordinances. It is the responsibility of the owner and/or owner representative to make short term rental tenants aware of Town Ordinances including but not limited to pets, trash, recycling, bears, noise and parking.

Failure to comply with the provisions of the Telluride Land Use Code regarding short term rentals can have serious implications, Violations constitute a misdemeanor and upon conviction are punishable by a fine of up to one thousand dollars (\$1,000), or imprisonment for a period of up to ninety (90) days, or both such fine and imprisonment per offense. Each day that a violation occurs or continues to exist is considered a separate criminal offense. Besides the legal implications, short term rentals in residential neighborhoods can negatively impact other residents.

We encourage voluntary compliance. Please contact the Town of Telluride Planning Department with any questions regarding the zone district locations, and what constitutes compliance and non-compliance with short-term rental restrictions. A member of the Planning staff can be reached at (970) 728-2150.



RESIDENTIAL RENTAL AFFIDAVIT

Please complete this form and have it notarized.

Residential Street Address: _____, Telluride, Colorado

Town of Telluride Business License Number: _____

Rental Status for Prior Calendar Year (please check all that apply):
Short Term The above property was rented short term (less than 30 consecutive days) on
occasions for a total of rental days during the calendar year.
Long Term The above property was rented for 30 consecutive days or more on
occasions in the calendar year.

I affirm that the above is a true and accurate statement.
Owner Name/Owner Agent/Owner Representative (print)
Contact Phone Contact Email
Owner Name/Owner Agent/Owner Representative (sign) (date)

State of)
County of) ss.
The foregoing instrument was sworn to before me this day of , 20,
by .
My commission expires on:
Witness my hand and official seal
Notary Public

RETURN TO: Telluride Town Clerk DUE: On January 1, yearly
135 W Columbia Avenue, P.O. Box 397, Telluride, Co 81435

Help Reach Our Zero Waste Goal Telluride is working hard to divert waste from the local landfill by reducing, reusing, and recycling. We encourage you to help us by joining our efforts.

- ◆ Trash & recycling –
 - **When is pickup?** If you are renting a home, ask the Property Manager. Each home is likely to have different days and times.
 - **What goes into the blue recycling bin?** Recycling tips are on the opposite side of this page.
- ◆ Grocery bags – To help reduce waste, Telluride has banned plastic grocery bags and placed a 10-cent fee on each recycled-content paper bag. If you did not bring a re-usable grocery bag with you or your host has not left some for you to use during your stay, reusable bags are available for purchase at local stores.
- ◆ The Free Box – The Free Box is a great place to find and leave gently used **items that can be used again**. It is maintained by wonderful volunteers, AKA “The Friends of the Free Box”. Please respect the rules. Do not leave anything on the sidewalk next to the box and, please do not leave electronics, furniture, or heavily used or soiled items.
- ◆ Reusable To Go Cups – We all love to get a coffee or tea to go! Bring a reusable coffee mug and some coffee purveyors will give you a discount.
- ◆ Household batteries – If you have used household batteries that you’d like to recycle, bring them to the Wilkinson Public Library. The library will recycle them free of charge.

Think Conservation

- ◆ Save electricity – Turn off lights that are not needed, especially in unoccupied rooms or when you are not at home. Do not leave cell phones or computers plugged in, unless they are in active use or are being recharged. (You might also consider carrying a head lamp as a handy tool for potential electrical outages.)
- ◆ Save water – Turn off the water faucet when you are brushing your teeth or shaving. In homes, only run full dishwasher and laundry loads.
- ◆ Save fuel – Telluride has a “no idling” law. Please, turn off your vehicle if you will be in place for 30 seconds or more (i.e., most times). Idling a car for 30 seconds or more uses more gasoline than stopping and restarting.



Never Feed Wildlife, Especially Bears

Telluride is incredibly lucky to be surrounded by a variety of wildlife. However, while we live close to wildlife, we never feed them. This keeps wildlife from associating humans with food; maintaining healthy boundaries that keep both them and us safe. Black Bears are in and around town from March through November. Their favorite early A.M. activity is knocking over trash cans to see which are full of food and not locked. Please, remember to lock **both** clips on the lid of outdoor trash can(s) each and every night.



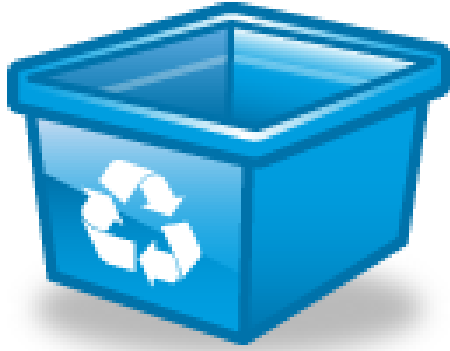
Be a Responsible Dog Guard

- ◆ Poop – Guardians must have a receptacle for picking up dog feces at all times and must immediately remove feces dropped by dog(s) in their care. Please put dog feces in a trash container or a container specifically provided for dog waste. It is unlawful (and yucky) to put poop in storm sewers, water ways, or on the property of another.
- ◆ Leashing – Dogs must be on a leash in Town Park and between Columbia & Pacific avenues (i.e., Main Street). During the ski season, dogs must also be leashed on the Gondola Plaza and at the base of Lift 7.

Be Considerate

- ◆ Noise – Please keep the noise down, especially after 10 pm. Remember that your neighbors may be starting out for work (or first tracks) early in the morning.
- ◆ Parking – If possible, please park in the driveway of the property where you are staying. Do not park on neighboring properties or block neighborhood driveways. You may park your vehicle on the street in your unit’s neighborhood, if you have a parking permit and are in compliance with the street-specific parking regulations detailed on town parking signs. Your rental agent or local contact would provide this parking permit to you at check in.

Thank you for your cooperation!



RECYCLING in Telluride

RECYCLE IN 5 EASY STEPS

1. Remove all caps and lids from containers. Put all caps and lids into the blue recycle bin.
2. Remove labels from bottles and tins, if possible.
3. Wash food residue from the item.
4. If it is plastic or metal, crush the item to reduce its volume. If it is a box, flatten it.
5. Place the item into the blue recycle bin. (Keep all co-mingles together on the bottom. Keep all paper/fiber together on the top or to the side of the co-mingles.)

WHAT SHOULD YOU PUT INTO YOUR RECYCLE BIN?

CO-MINGLES –

Metal: Aluminum cans, tin cans

Glass: All bottles & jars.

Plastic: #1 through #7. Look for the mark on the bottom of the plastic. If there is no mark, then it is trash.

FIBER –

Paper: paper, newspaper, magazines, telephone books, receipts, envelopes-with and without windows.

Paper board: cookie boxes, cracker boxes, cereal boxes, pasta boxes, paperboard egg cartons. (Please, do not put loose paper products inside paperboard items.)

Corrugated Cardboard: Broken down to flat. Limit of 8 pieces (aka “an armful”) per week. Place underneath the recycling bin.

WHAT SHOULDN'T YOU PUT INTO YOUR RECYCLE BIN?

***No aluminum foil or pie tins.
No mirrors, drinking glasses, broken windows.
No fluorescent paper. No photos.
No milk cartons, juice cartons, or butter boxes.
No diapers!
No dog poop bags!
No kitty litter!
No food scraps or coffee grounds!
No plastic bags of any kind!
No batteries or e-waste!***

Special Note on Coffee Cups: Lids = Yes. Used Cups = No.



TOWN OF TELLURIDE

Zoning Map / P.U.D. Overlay (SHEET 2 OF 2)

Legend

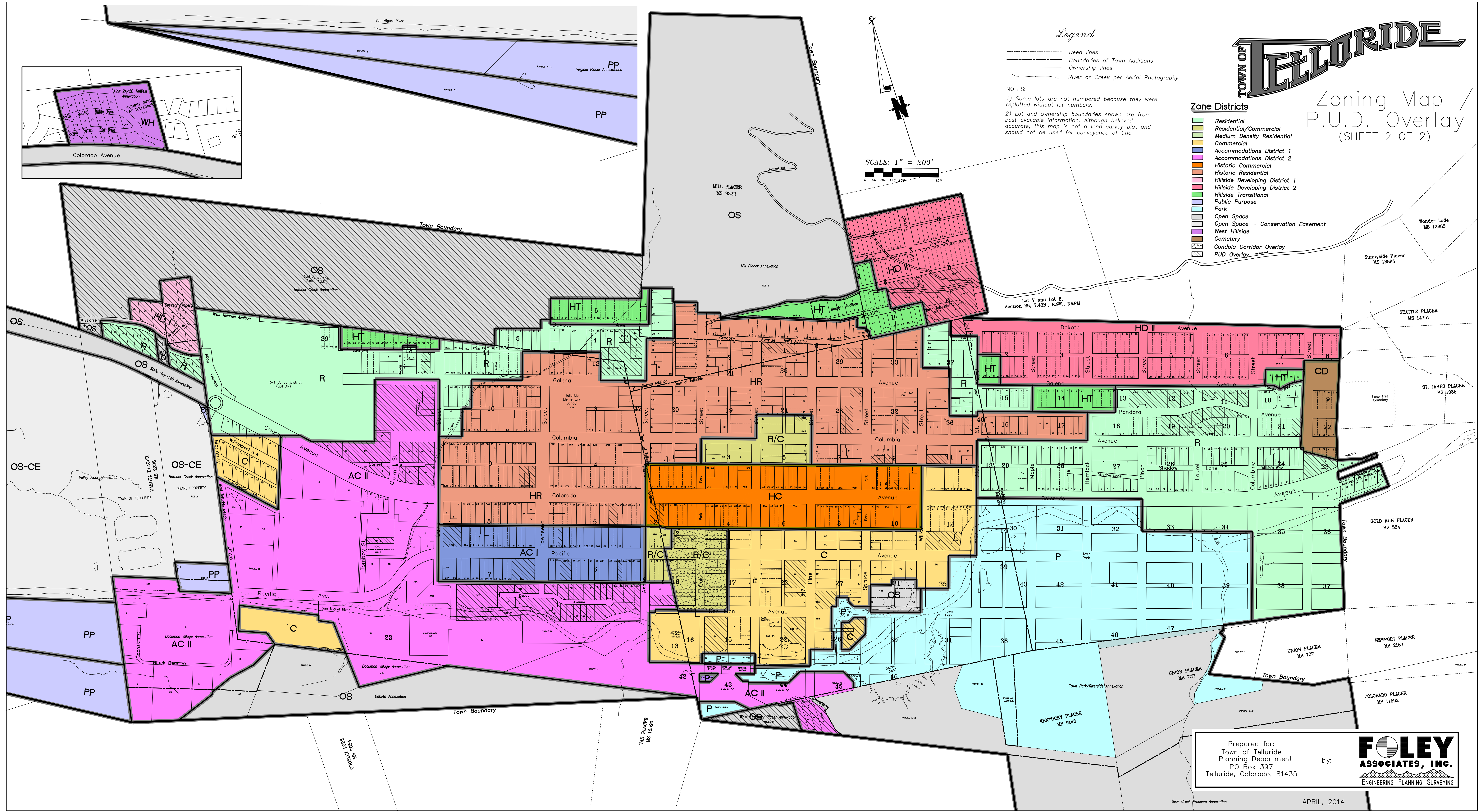
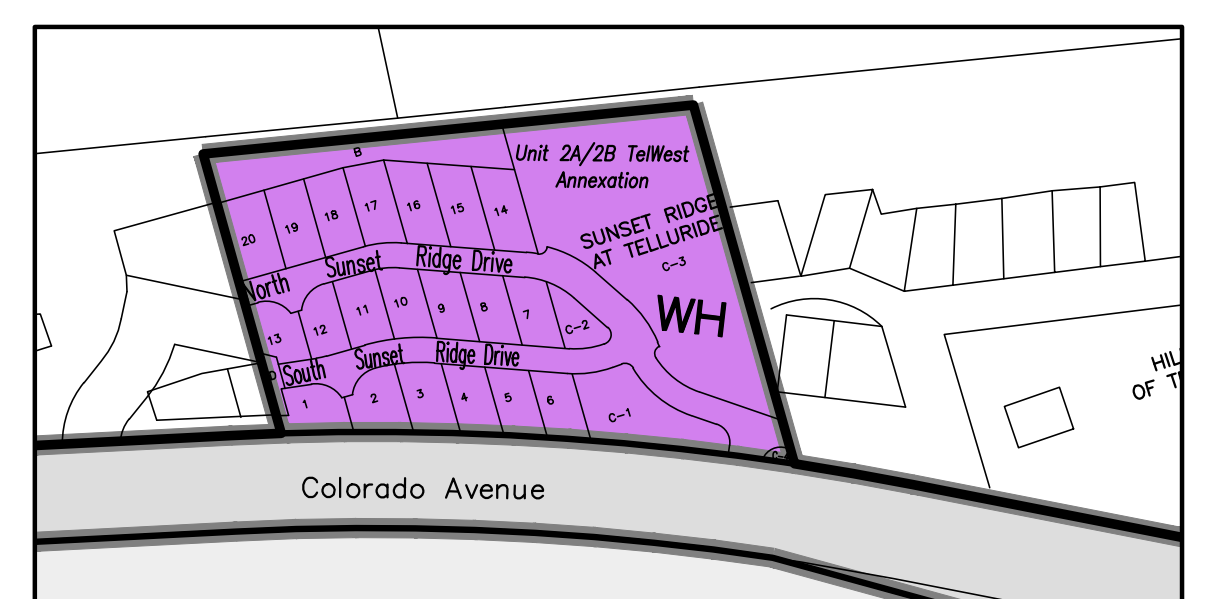
- Deed lines
- Boundaries of Town Additions
- Ownership lines
- River or Creek per Aerial Photography

NOTES:
 1) Some lots are not numbered because they were replatted without lot numbers.
 2) Lot and ownership boundaries shown are from best available information. Although believed accurate, this map is not a land survey plat and should not be used for conveyance of title.

Zone Districts

- Residential
- Residential/Commercial
- Medium Density Residential
- Commercial
- Accommodations District 1
- Accommodations District 2
- Historic Commercial
- Historic Residential
- Hillside Developing District 1
- Hillside Developing District 2
- Hillside Transitional
- Public Purpose
- Park
- Open Space
- Open Space - Conservation Easement
- West Hillside
- Cemetery
- Gondola Corridor Overlay
- PUD Overlay

SCALE: 1" = 200'



Prepared for:
 Town of Telluride
 Planning Department
 PO Box 397
 Telluride, Colorado, 81435

by:



Bear Creek Preserve Annexation

APRIL, 2014