Denver Short Term Rental Advisory Committee

April 13, 2021

Excise and Licenses
Public Comment

There will be time allotted at the end of the meeting for public comment.

Please use the “raise hand” feature on Zoom at any time during the meeting to indicate that you’d like to make a public comment at the end.

If you are calling in and cannot use the “raise hand” feature, you may sign up for public comment by emailing Erica.Rogers@denvergov.org at any point during the meeting.
Welcome, new STRAC Members!
Licensing & Enforcement Updates
STR Application Data

Pending Applications
- As of April 12, we had 126 total pending applications
  - 60 pending applications are awaiting applicant action
  - 43 pending applications are under review by EXL
  - 21 pending applications are under review by another city agency
  - 2 pending applications are awaiting a denial appeal hearing

New Applications
- We received 394 total applications during the month of January:
  - 155 applications for new STRs
  - 239 STR license renewal applications
- We received 186 total applications during the month of February:
  - 86 applications for new STRs
  - 100 STR license renewal applications
- We received 132 total applications during the month of March:
  - 68 applications for new STRs
  - 64 STR license renewal applications
311 Data and Trends in 2021

Administrative Citation | Application | General Inquiry | Notice of Violation | Property Complaint
--- | --- | --- | --- | ---
6 | 241 | 52 | 1 | 8
4 | 199 | 60 | 1 | 9
1 | 130 | 48 | 15 |
311 Data and Trends

- **Administrative Citation & Notice of Violation**: 2021 - 13, 2020 - 295, 2019 - 785
- **Applications & Renewals**: 2021 - 571, 2020 - 715, 2019 - 477
- **Inquiries & Questions**: 2021 - 162, 2020 - 575, 2019 - 1288
- **Property Complaint**: 2021 - 32, 2020 - 297, 2019 - 511
- **Other**: 2021 - 0, 2020 - 7, 2019 - 31
311 Data and Trends

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2020</th>
<th>2021 YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volume</td>
<td>3,126</td>
<td>1,887</td>
<td>775</td>
</tr>
</tbody>
</table>

Administrative Citation or Notice of Violation

Property Complaints: 15%
Applications & Renewals: 33%
Inquiries & Questions: 19%
Other: 3%
# Applications and Disciplinary Action

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Withdrawals</th>
<th>Closed Administratively</th>
<th>Calendar Records Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>New &amp; Renewal applications</td>
<td>17 since last STRAC 59 within the past year 298 total</td>
<td>21 since last STRAC 84 within the past year 235 total</td>
<td>44 since last STRAC 147 total (since August 2020)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Sent</th>
<th>Returned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affidavits</td>
<td>24 since last STRAC 136 within the past year 716 total</td>
<td>13 since last STRAC (54%) 81 within the past year (60%) 325 total (45%)</td>
</tr>
<tr>
<td>Licenses ‘Show Caused’</td>
<td>Zero outstanding orders to show cause</td>
<td></td>
</tr>
</tbody>
</table>
New Application Data and Trends

Year 2019 (•) 2020 (○) 2021 (○)

MONTH

January 271
February 169
March 155
April 129
May 122
June 102
July 94
August 74
September 46
October 30
November 35
December 142

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Renewal Application Data and Trends

Month | 2019 | 2020 | 2021
------|------|------|------
January | 165  | 196  | 233  
February | 106  | 102  | 114  
March    | 98   | 85   | 76   
April    | 90   | 76   | 8    
May      | 108  | 103  | 111  
June     | 73   | 133  | 13   
July     | 119  | 120  | 133  
August   | 124  | 160  | 142  
September| 156  | 114  | 156  
October  | 156  | 114  | 156  
November | 156  | 114  | 156  
December | 131  | 131  | 131  

Year 2019 2020 2021
## Lodger’s Tax Update

<table>
<thead>
<tr>
<th></th>
<th>2017 Total</th>
<th>2018 Total</th>
<th>2019 Total</th>
<th>2020 Total</th>
<th>2021 YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lodger’s Tax collected</td>
<td>$ 3.5M</td>
<td>$ 8.36M</td>
<td>$ 10.6 M</td>
<td>$ 5.6 M</td>
<td>$ 1,556,379.48</td>
</tr>
<tr>
<td>% of Lodger’s Tax collected</td>
<td>7.5 %</td>
<td>10.1 %</td>
<td>11.9 %</td>
<td>18.05 %</td>
<td></td>
</tr>
</tbody>
</table>

## Lodgers Tax Accounts and STR Business Licenses

<table>
<thead>
<tr>
<th>Lodger’s Tax Accounts (as of 4/9)</th>
<th>Active STR Business Licenses (as of 4/12)</th>
<th>Difference (Tax v. Active Business Licenses)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,206</td>
<td>1,960</td>
<td>1,246</td>
</tr>
</tbody>
</table>
Current Events
What’s happening in the world of short-term rentals?

Atlanta adopts licensing scheme, Airbnb works toward safe summer stays, and STRs continue to both struggle and shine as the pandemic continues

**Atlanta:** After weighing two competing bills, Atlanta City Council recently voted to license and regulate short-term rentals, rather than ban them outright. Read more [here](#) and [here](#).

**Airbnb:** Airbnb released guidelines to encourage responsible summer travel, with a focus on deterring 4th of July parties at Airbnb rentals. Read more [here](#) and [here](#).

**Tension in paradise:** The pandemic has many talking about where the balance should lie between refunding guests who cancel and hosts who rely on income. Read more [here](#) and [here](#).

**“A bright spot”:** Travel Weekly and AdWeek highlighted the resiliency of short-term rentals and talked with a VRBO VP about the company’s future plans. Read more [here](#) and [here](#).
Policy Updates
What’s Next?

- New Compliance Software Vendor
  - The Department has finalized the contract with a new compliance software vendor.
  - In addition to data readouts, the new vendor will help streamline enforcement efforts.

- Exploring goals with the Mayor’s Policy Review Committee
  - EXL will attend the Mayor’s Policy Review Committee meeting on April 30 to discuss the guiding questions and 2021 goals put forward by this group, including whether the group should explore additional changes to the short-term rental licensing ordinance

- Topic-driven STRAC meetings
  - Accessibility, affordability, and building/zoning compliance
2021 STRAC Meetings

• June 8
• August 10
• October 12
• December 14

• Meetings are scheduled on the 2nd Tuesday of every other month
• All meetings will be held via Zoom
• Additional meetings added as needed
Public Comment

Please use the “raise hand” feature on Zoom to indicate that you’d like to make a public comment. If you are calling in and cannot use the “raise hand” feature, you may sign up for public comment by emailing Erica.Rogers@denvergov.org

Speakers are allotted two minutes to speak.

Alternatively, you may email written comments at any time to licenses@denvergov.org and they will be shared with the committee electronically.