

Denver Short Term Rental Advisory Committee

December 8, 2020

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.

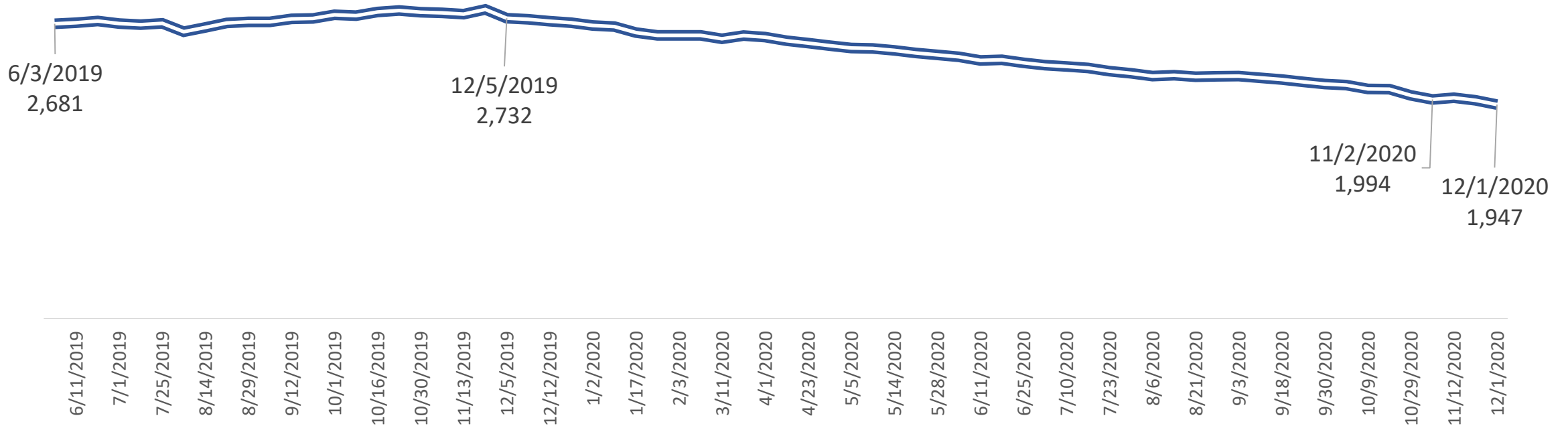
If you are calling in and cannot use the “raise hand” feature, you may sign up for public comment by emailing
Erica.Rogers@denvergov.org



Licensing & Enforcement Updates



STR Compliance/Trends

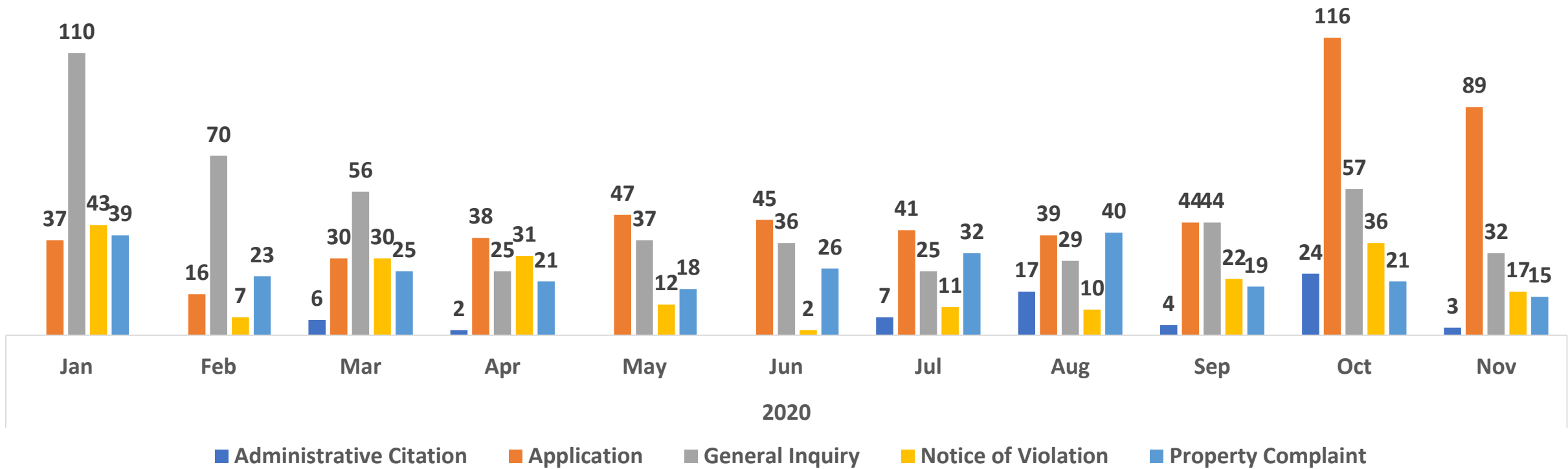


	Dec19	Nov20	Dec20	MoM	YoY
# Active STR Licenses	2,732	1,994	1,947	-2%	-29%

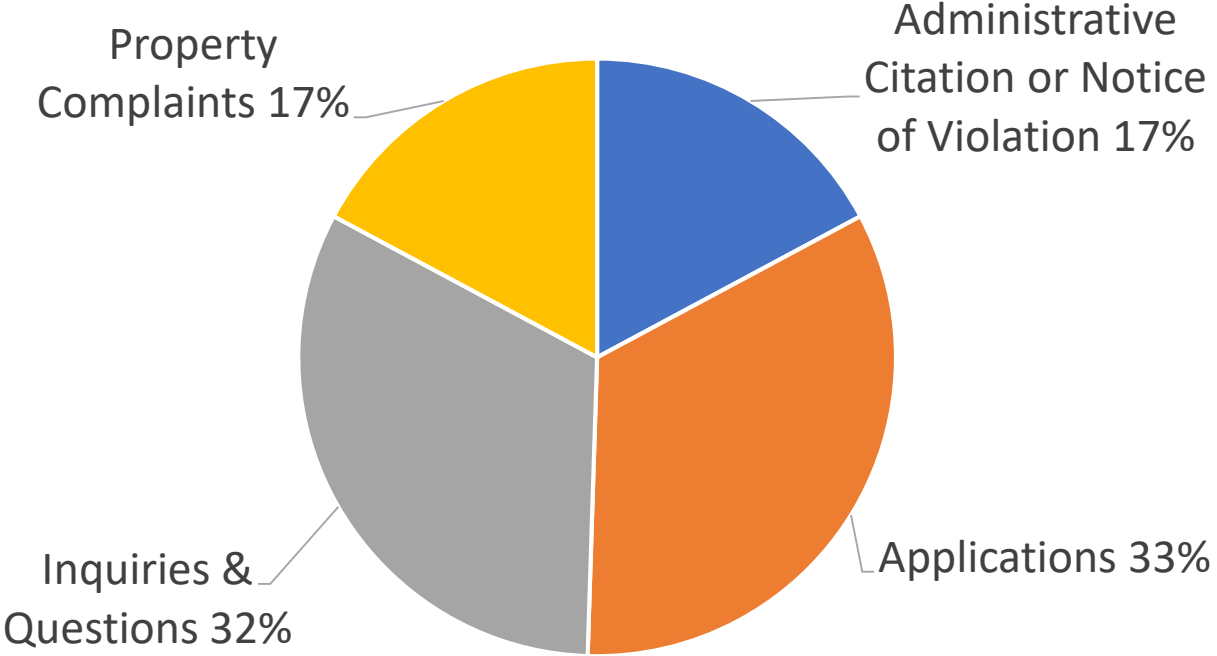
311 Data and Trends

Call Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Totals
Administrative Citation			6	2			7	17	4	24	3	63
Application	37	16	30	38	47	45	41	39	44	116	89	542
Notice of Violation	43	7	30	31	12	2	11	10	22	36	17	221
Property Complaint	39	23	25	21	18	26	32	40	19	21	15	279
General Inquiry	110	70	56	25	37	36	25	29	44	57	32	521
Total Calls	229	116	147	117	114	109	116	135	133	254	156	1626

311 Data and Trends



311 Data and Trends



STR Application Data

Pending Applications

- As of December 4, we had **176 total pending applications**
 - 67 pending applications are awaiting applicant action
 - 80 pending applications are under review by EXL
 - 29 pending applications are under review by another city agency

New Applications

- We received **177 total applications** during the month of **August**:
 - 66 applications for new STRs
 - 111 STR license renewal applications
- We received **168 total applications** during the month of **September**:
 - 58 applications for new STRs
 - 110 STR license renewal applications
- We received **213 total applications** during the month of **October**:
 - 72 applications for new STRs
 - 141 STR license renewal applications
- We received **147 total applications** during the month of **November**
 - 53 applications for new STRs
 - 94 STR license renewal applications

Applications and Disciplinary Action

	Withdrawals	Closed Administratively	Denials
New & Renewal applications	265 (72 within the past year)	207 (127 within the past year)	63 (15 within the past year) - 4 pending hearing - 9 had hearing with denial upheld - 47 not appealed

	Sent	Returned
Affidavits	672 (274 within the past year)	300 (141 within the past year)

Licenses 'Show Caused'	18 since April 2018 - 15 resulted in revocation or surrender - 1 pending hearing
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Lodger's Tax Update

As of December 1, 2020

Lodger's Tax Accounts	STR Business Licenses (active)	Difference (Tax v. Active Business Licenses)
3,312	2,732	580

	2017 Total	2018 Total	2019 Total	2020 YTD
Lodger's Tax collected	\$ 3.5M	\$ 8.36M	\$ 10.6 M	\$ 5.2 M
% of Lodger's Tax collected		7.5%	10.1%	11.7%

- This amount does not include OPT or license fees.
- July collections are up about 140% when reviewed against the slow periods of either May or June in the STR lodger's tax collections.

Current Events



What's happening in the world of short-term rentals?

Platform Accountability, Airbnb's IPO, Hotel STRs, and STRs in a post-COVID world

Platform Accountability in Denver: Denver City Council approved an ordinance adopting fines for booking service providers that process unlicensed transactions. Read more [here](#).

Airbnb going public: Airbnb seeks valuation of up to \$35 billion in its Initial Public Offering. Read more [here](#).

Hotel chains in the short-term rental game: Marriott discusses the success of its Homes & Villa program. Read more [here](#).

The future of short-term rentals: What will the world of short-term rentals look like after vaccinations are widely available?. Read one take [here](#).

Policy Updates



Platform Accountability Ordinance

This ordinance will:

- Passed at City Council on Monday, November 23, 2020
- Will go into effect February 1, 2021

1. Define and regulate platforms that act as **booking service providers** for short-term rentals
2. Create **penalties** for booking service providers who process **illegal transactions**
3. Require licensees and booking service providers to **keep certain records**
4. Clarify existing practices for all licenses in Chapter 32

STRAC Vacancy



Goal Setting



STRAC 2020 Accomplishments

Primary Residence

- Updated the Primary Residence requirements in **ordinance** to provide more transparency
- Continued **enforcement** efforts against non-compliant hosts

Platform Accountability

- Adopted a **new ordinance provision** making it unlawful for platforms to process unlicensed transactions

Supporting Compliant Hosts

- Updated the complaint process to **notify hosts** when a complaint has been made against their short-term rental

Education Efforts

- Added **new data points** to the regular agendas to provide context for identifying problems and crafting solutions
- Educated members on **ADU's** and their usage as short-term rentals

Denver Values

Protect the fabric and character of Denver neighborhoods and the residents who live there

Protect and support our largely compliant host community who open their homes to our visitors

Ensure that Denver is **keeping pace** with the **evolution** of the industry and finding the right regulatory **balance**

2021 STRAC Meetings

- February 9
- April 13
- 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 can be 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.

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

