

Denver Short Term Rental Advisory Committee

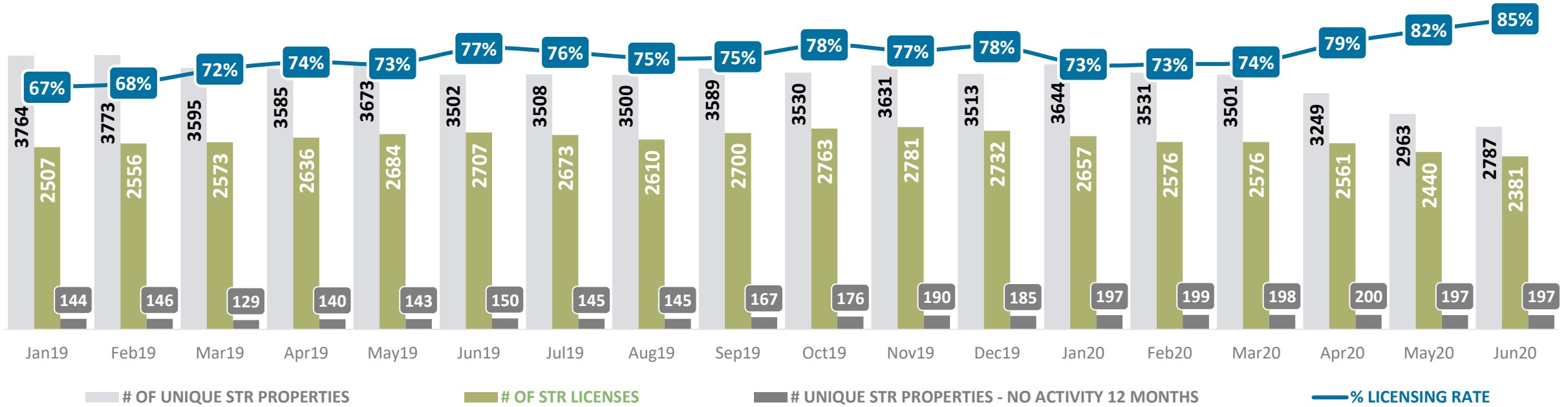
June 9, 2020

Excise and Licenses

Licensing & Enforcement Data

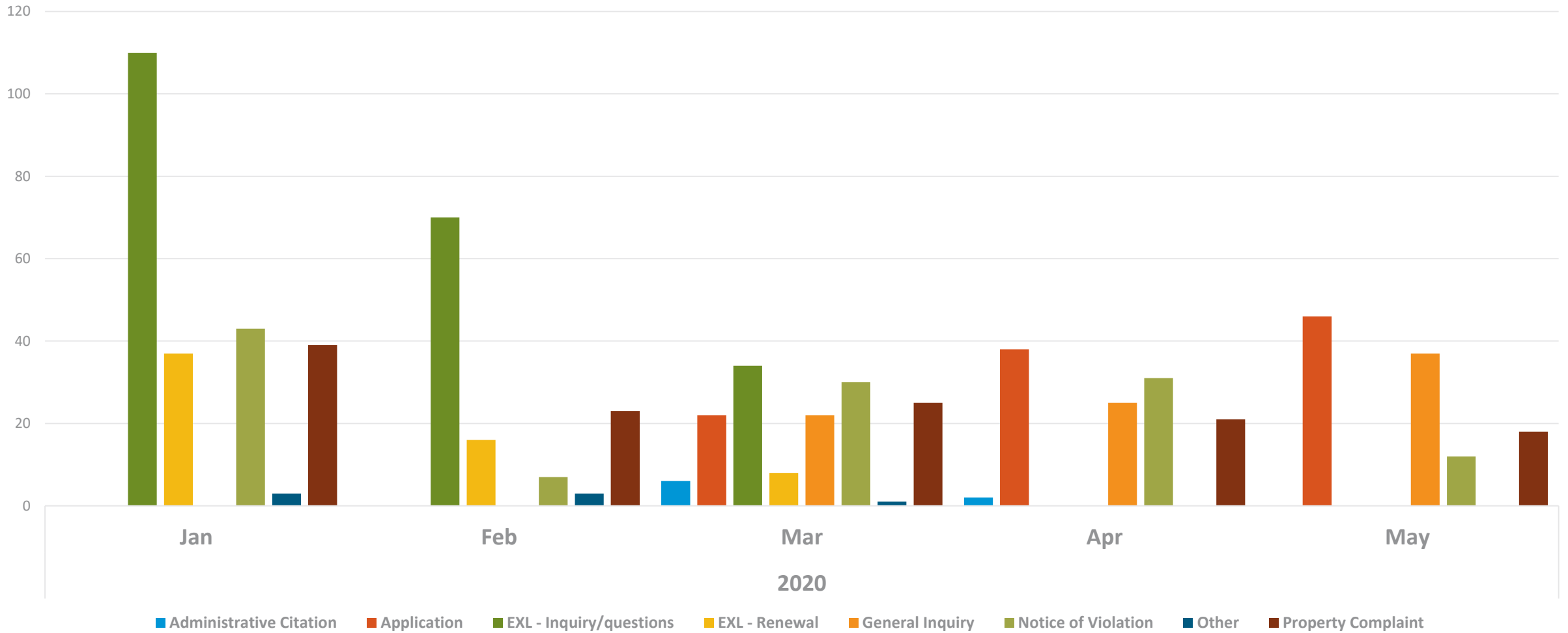


STR Licensure Rate and Trends

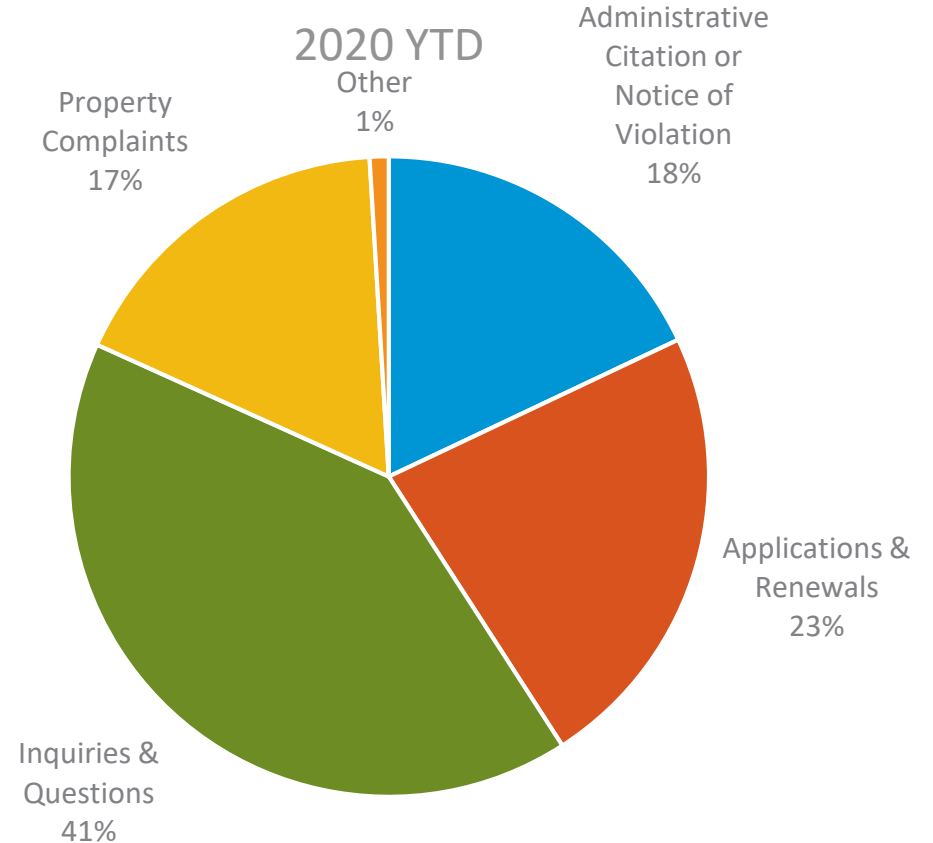
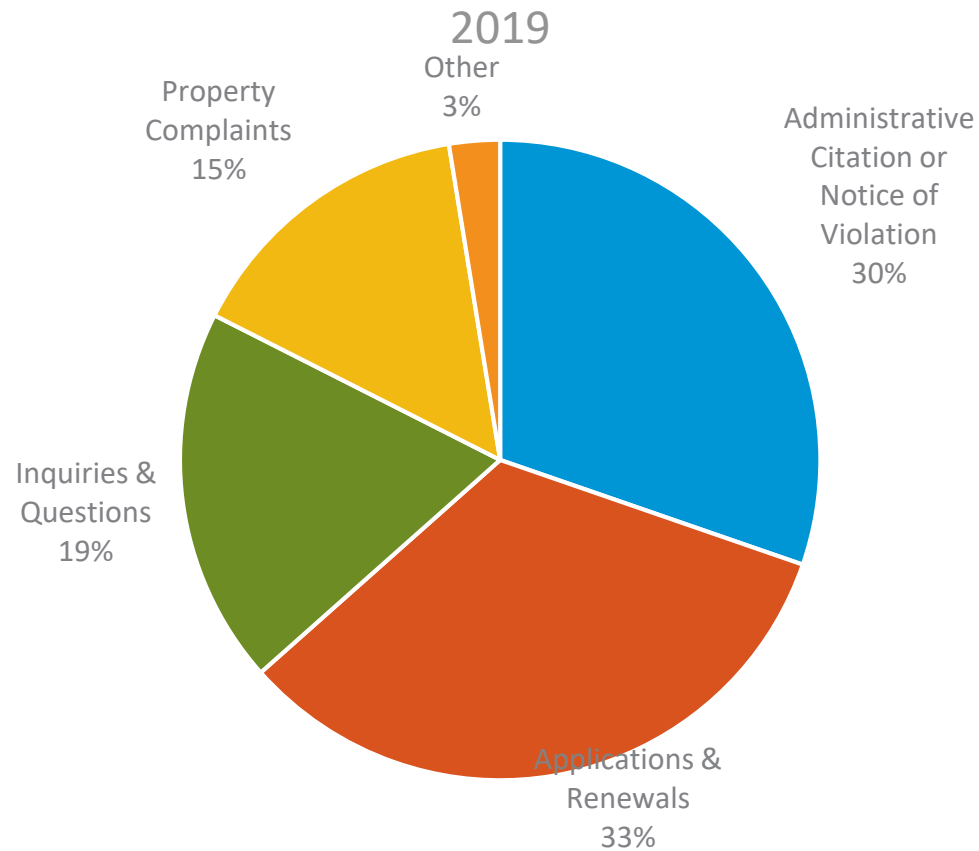


	Jun19	May20	Jun20	MoM	YoY
# of Unique STR Properties - Active	3,502	2,963	2,787	-6%	-20%
# Unique STR Properties - No Activity 12 Months	150	197	197	0%	31%
# of STR Licenses	2,707	2,440	2,381	-2%	-12%
% of Units Identified	84%	83%	87%	4%	3%
% Licensing Rate	77%	82%	85%	4%	11%

311 Data and Trends



311 STR Data and Trends



Applications and Disciplinary Action

	Withdrawals	Closed Administratively	Denials
New & Renewal applications	257	178	58 <ul style="list-style-type: none"> - 7 pending hearing - 7 had hearing with denial upheld - 34 didn't appeal

	Sent	Returned
Affidavits	614	271 <ul style="list-style-type: none"> - 154 issued - 1 pending with CAO - 29 denied - 28 withdrew - 52 investigation pending

Licenses 'Show Caused'	17 since April 2018 <ul style="list-style-type: none"> - 15 resulted in revocation or surrender
------------------------	---

Tax Revenue Data



Lodger's Tax Update

Lodger's Tax Accounts	STR Business Licenses (active)	Difference (Tax v. Active Business Licenses)
3,422 (as of 4/30/20)	2,381	1041

	2017 Total	2018 Total	2019 Total	2020 YTD
Lodger's Tax collected	\$3.5M	\$8.36M	\$10.6M	\$2.9M
% of Lodger's Tax collected		7.5%	10.1%	11.3%

- This amount does not include OPT or license fees.

Current Events



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

STRs allowed to operate again in Colorado, who was hit hardest, and a bit of good news

Colorado STRs allowed to resume business: Polis and the Colorado Department of Public Health and Environment have allowed short-term rentals to resume operating as of 6/1. Read more [here](#).

STR hosts with multiple properties struggle amid Coronavirus: Hosts who were not protected by primary residence requirements were hit hardest by the lost revenue due to the pandemic. Read more [here](#).

Airbnb layoffs: Amidst the pandemic, Airbnb – one of the largest platforms in the industry – had to lay off a quarter of its employees. Read more [here](#).

Good news: Vacation bookings are up, now that many states have lifted public health restrictions and several jurisdictions have flattened the curve. Read more [here](#).

Airbnb Update



Goal Setting



STRAC 2020 Values and Goals

Value	Goals
<p>Protect the fabric and character of Denver neighborhoods and the residents who live there</p>	<ul style="list-style-type: none"> • Continue existing enforcement efforts against non-compliant hosts • Pursue stronger enforcement against non-compliant platforms
<p>Protect and support our largely compliant host community who open their homes to our visitors</p>	<ul style="list-style-type: none"> • Continue to attend and provide educational summits and workshops for hosts looking to learn more about Denver’s rules • Update the complaint process to notify hosts when a complaint has been made against their short-term rental • Facilitate educational roundtable discussions between hosts and DPD so hosts know how to deal with troublesome guests and protect public safety • Adopt compliance requirements for property management companies • Adopt compliance requirements specifically for platforms <ul style="list-style-type: none"> • Requirements for transparency in tax collection + remittance • Requirements for data sharing + reporting • Consequences for advertising unlicensed properties • Consequences for failure to comply with local laws and rules
<p>Ensure that Denver is keeping pace with the evolution of the industry and finding the right regulatory balance</p>	<ul style="list-style-type: none"> • Add new data points to the regular agendas to provide context for identifying problems and crafting solutions • Address risks and opportunities associated with “party houses” • Educate members on the different property configurations that allow for short-term rentals (ADU vs. duplex) and clarify + streamline regulations where possible • Identify and address the different challenges faced by neighbors of short-term rentals in single family dwellings vs. short-term rentals in multi-unit properties and adopt solutions appropriate for each • Address risks and opportunities facing Denver with the onset of emerging lodging models such as Sonder, Loftium, or Daydream • Establish regular inter-jurisdiction calls with other cities to discuss regulatory trends for short-term rentals

How have our goals changed?

- Do we have new priorities?
- Do we have changed priorities?
- What new action items should we pursue?

2020 STRAC Meetings

- August 11
- October 13
- December 8

Meetings are scheduled for 2nd Tuesday of every other month in the Wellington Webb Building, 4th Floor.

Additional meetings can be added as needed.



Public Comment

Public comments may be submitted to STR@denvergov.org.

As always, all written comments will be shared with the Committee.

Any comments received by COB on **June 30, 2020** will also be posted to the [STRAC website](#) for public viewing.

A bulletin will be sent out once the recording is published.

