

# City of Arvada

## City Council Agenda

JANUARY 13, 2026

**Councilmembers:**

Lauren Simpson, Mayor  
Randy Moorman, Mayor Pro-Tem  
Shawna Ambrose, District 2  
Sharon Davis, At large  
Bob Fifer, District 4  
Michael P. Griffith, At large  
Rebecka Lovisone, District 3

**Staff Members Usually Present:**

Don Wick, City Manager  
Linda Haley, Deputy City Manager  
Allison Scheck, Deputy City Manager  
Rachel Morris, City Attorney  
Jacqueline Rhoades, Director of Infrastructure  
Jessica Garner, Director of Community & Econ. Dev.  
Bryan Archer, Chief Financial Officer  
Gabriella Bommer, Director of Human Resources  
Ryan Stevenson, Director of Vibrant Community & Neighborhoods  
Rachael Kuroiwa, Director of Communications & Engagement  
Ed Brady, Chief of Police  
Kristen Rush, City Clerk

Info: 720-898-7550

**THIRD FLOOR CONFERENCE ROOM**

The study session can only be watched via Zoom

<https://arvadaco-gov.zoom.us/j/89475850775?pwd=84m1LiQXxLFnKPPpF9bJ4fWRKglTxN.1>

4:00 PM

**STUDY SESSION**

**THIRD FLOOR CONFERENCE ROOM**

1. Call to Order/Roll Call of Councilmembers
2. Study Session Topics
  - A. Short Term Rentals
3. Adjournment



# REPORT TO CITY COUNCIL STUDY SESSION

AGENDA ITEM  
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: January 13, 2026

SUBJECT: Short Term Rentals

## Report in Brief

Arvada first adopted short-term rental (STR) laws in 2020. The STR ordinance was revised twice (in its entirety) in 2022 and was also amended in 2025. Council members asked City team members to review the ordinance to make it easier to administer and streamline enforcement provisions. As a result, City team members are proposing changes to the existing STR ordinance. The proposed changes include:

- Requiring that an STR license be held by a real person (the ownership of STRs is not affected by this change – which means a corporation, LLC, or partnership, etc., may still own an STR);
- Requiring that a person hold only one STR license (the ordinance will contain a step-down provision that allows STR owners to adjust to changes in the law over a period of years); and
- Creating more transparency around administrative and enforcement provisions and processes.

Before proceeding with the introduction of a revised STR ordinance and program rules, City team members wish to present information about the current STR landscape and considerations team members in amending our STR ordinance. The goals of the study session are to:

- Provide an overview of STRs in Arvada;
- Review the current STR ordinance and issues the City has encountered under the current ordinance;
- Provide data for CC's consideration including information about STR complaints, information about other Colorado cities' STR ordinances, and about Arvada's recent STR survey;
- Review the changes proposed by the City team and how those changes address Council's concerns about the current ordinance; and
- Solicit feedback from Council members about whether and how to proceed.

## Background

See the Report in Brief, above. Note the study session slide presentation is attached to this cover sheet.

## Strategic Alignment

Arvada depends on a well-managed, fiscally responsible, and transparent City government. This item aligns with SC 4: Applies inspection, enforcement, community support, and neighborhood engagement services to residents, businesses, and neighborhood partners to preserve a safe community, with CED 4: Maintains and protects the health, safety, and welfare of the public by ensuring safe buildings in the community while providing excellent customer service, and with OSE 7: Provides information and data to the community to support engagement in community governance, civic responsibility, and easy access to public information.

## Next Steps

Following Council input, and assuming the Council decides to move forward with this project, the City team will prepare a final draft of the proposed ordinance revisions and the proposed program rules and present them for review by the City Council and Planning Commission, etc., as required by the City Code.

Prepared by:  
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager	12/18/2025
Nora Steenson, Deputy City Attorney	12/22/2025
Rob Smetana, Planning Manager	12/22/2025
Jessica Garner, Director of Community and Economic Development	12/22/2025
Gail Walker, Legal Specialist-Contracts	12/23/2025
Kelsy Sargent, Assistant City Attorney	12/29/2025
Rachel Morris, City Attorney	12/30/2025
Allison Scheck, Deputy City Manager	12/31/2025
Don Wick, City Manager	01/01/2026

Enclosure, exhibits & attachments required to support the report

# Short-Term Rentals: Proposed Ordinance Changes

City Council Study Session  
January 13, 2026

# Current Status of STRs in Arvada

389 active short-term rental licenses as of 12/31/2025

- 21 of those have two licenses
- 4 of those have three licenses

235 unlicensed short-term rental licenses

# Arvada's Current STR Ordinance

License is required; one-year term

Each licensee is allowed to operate 3 STR units

Enforcement:

- Unlawful acts are not presented in a transparent manner
- Roles and responsibilities are unclear

# Clarifying the Problem

## Problem:

- Administrative challenges
- Enforcement challenges
- Complaints about STRs

## Council concerns / direction:

- Clarify city processes, roles, and responsibilities
- Provide proper tools and resources to more effectively enforce
- Provide more transparency about how we partner with STR owners

# Ask Arvada Snapshot (2025)

Reporting Unpermitted STR Property	35
Property Upkeep (yard maintenance, snow shoveling, trash)	20
Noise Complaint	11
Reporting Unpermitted Changes to STR Property	8
General Question about Permitting/Licensing	7
Parking Complaint	6
	<b>87 total</b>

# Solutions: Proposed Ordinance / Rules

## Ownership / licenses:

- Reduce the number of licenses each person may hold from three to one over time (“step-down” provisions)

## Enforcement gaps:

- Create streamlined and efficient processes around administering and enforcing the STR ordinance
- Create more transparency around unlawful acts

	Maximum # of Licenses per Person	LLC Ownership and Licensure	Enforcement: can the City impose mandatory fines or loss of license?
<b>Arvada (current)</b>	3 (primary or non-primary)	Yes, LLC ownership and licensure allowed	No minimum mandatory fines; yes loss of license
<b>Boulder</b>	1 (primary residence)	No, LLC ownership and licensure not allowed	Yes to both
<b>Englewood</b>	1 (primary residence or ADU)	Yes, LLC ownership and licensure allowed, but proof of primary residency required.	Yes to both
<b>Fort Collins</b>	No limit, but heavy zoning restrictions (STRs prohibited in most low-density residential zones)	Yes, LLC ownership and licensure allowed	Yes to both
<b>Lakewood</b>	1 (primary residence)	Yes, LLC ownership and licensure allowed, but proof of primary residency required. All owners of LLC must sign that they will not apply for an additional license in city.	Yes to both
<b>Northglenn</b>	No limit	Yes, LLC ownership and licensure allowed	No fines; yes loss of license
<b>Westminster</b>	1 (primary or non-primary)	Yes, LLC ownership and licensure allowed	Yes to both
<b>Wheat Ridge</b>	2 (1 primary and 1 non-primary)	Yes, LLC ownership and licensure allowed	Yes to both

# Speak Up Arvada Survey

**Survey dates:** Monday, Dec. 1-Thursday, Dec. 18

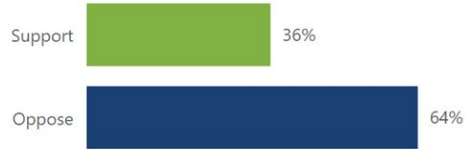
**Purpose:** To gauge public sentiment on proposed changes to STR ordinance

**Total responses:** 806 (242 STR owners; 564 non-STR owners)

# Response Summary

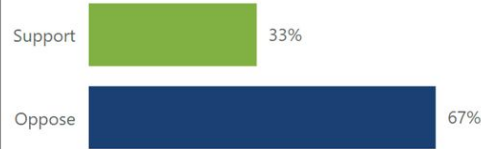
**Question 1:** One proposed change is that **only real persons ages 18 and over can hold a short-term rental license, and LLCs can no longer hold a license.** Are you in favor of this change?

762



**Question 2:** Another proposed change is that **individuals can only hold one short-term rental license at a time, either for an owner-occupied property or a non-owner-occupied property. The current limit for licenses is three per person.** Are you in favor of this change?

751



**Question 3:** Another proposed change is the addition of **stronger enforcement provisions, such as mandatory fines in the City's code for operating an STR without a license, non-compliance with Building Code requirements, with the goal of holding hosts and violators accountable.** Are you in favor of this change?

668



Q1: STR owner

226



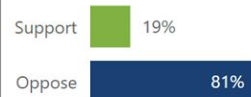
Q1: non-STR owner

536



Q2: STR owners

226



Q2: non-STR owners

525



Q3: STR owners

195



Q3: non-STR owners

473



# Open-Ended Comments

**Total number of comments:** 271 (108 STR owners; 163 non-STR owners)

<b>Themes: STR owners</b>	<b>Themes: Non-STR owners</b>
<ul style="list-style-type: none"><li>● Supportive of enforcement</li><li>● Not supportive of limiting number of licenses and preventing LLCs from holding licenses</li><li>● Concerns about losing a source of income</li></ul>	<ul style="list-style-type: none"><li>● Supportive of enforcement and limiting number of STRs</li><li>● Not supportive of preventing LLCs from holding licenses</li><li>● Concerns about quality of life, affordable housing, but recognized economic benefit</li></ul>

# Council Direction

## Licenses (permits):

- Only a real person may hold an STR license?
  - Note: Any person or entity may **own** an STR
- Number of licenses that may be held by one person / entity?

## Enforcement gaps:

- Clarify the most common unlawful acts related to STR operations?
- Create / clarify administrative and enforcement provisions?

# Next Steps

Proposed ordinance and program rules will be published as part of Council agenda packet

Proposed dates:

- Feb. 3: 1st Reading (City Council)
- Feb. 4: Public Hearing (Planning Commission)
- Feb. 17: 2nd Reading and Public Hearing (City Council)
- Date TBD: Public Hearing on the proposed Program Rules