

**A BILL FOR AN ORDINANCE**

**ORDINANCE NO. 07**

**SERIES OF 2019**

**INTRODUCED BY: MAYOR PRO TEM LANTZ**

**AN ORDINANCE AMENDING CHAPTERS 4 AND 16 OF THE  
GREENWOOD VILLAGE MUNICIPAL CODE TO ADDRESS SHORT  
TERM RENTALS**

WHEREAS, the City of Greenwood Village, Colorado (“Village”) is a home rule municipality operating under a charter adopted pursuant to Article XX of the Colorado Constitution and vested with the authority by that article and the Colorado Revised Statutes to enact laws to govern and regulate land use, businesses and occupations within its territory; and

WHEREAS, pursuant to this authority, the Greenwood Village City Council previously adopted local land use regulations, codified as Chapter 16 of the Greenwood Village Municipal Code, and business and occupation regulations, codified in Chapter 4 of the Code; and

WHEREAS, City Council finds that the regulation of short term rentals in the Village would further the public health, safety and welfare by requiring such short term and temporary uses of residential properties to be operated in a manner compatible with the character of the community and consistent with surrounding residential uses.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENWOOD VILLAGE, COLORADO, ORDAINS:

Section 1. A new definition is hereby added to section 16-1-100 of the Greenwood Village Municipal Code to read as follows:

*Short term rental* means the furnishing of accommodations for compensation in a primary residence or lawful inhabitable accessory structure for a period of less than 30 consecutive days.

Section 2. A new section 16-22-150 is hereby added to the Greenwood Village Municipal Code to read as follows:

Sec. 16-22-150. Short term rentals.

(a) Allowed use. Short term rentals are an allowed accessory use in all primary residences or lawful inhabitable accessory structures within the City.

(b) Requirements. Such use shall be regulated as follows in order to assure that there will be no negative impacts on adjacent residential uses/areas:

1. Short term rentals must comply with all applicable federal, state and local laws, including, but not limited to, the Greenwood Village Municipal Code.

2. Traffic associated with the short-term rental, either vehicular or pedestrian, may not be inconsistent with the residential character of the neighborhood.

3. No signage or alteration to the residential appearance or character of the dwelling unit used as a short term rental is allowed.

4. No noise, vibration, light, dust, odor, fumes, smoke, or other similar effects associated with the short term rental can be detectable outside the dwelling unit.

5. Parking needs must be accommodated by the street frontage of the lot or in the driveway or carport.

6. The provider of the short term rental must obtain all necessary lodging, sales and use tax licenses and all other licenses, permits, and permissions required to operate.

7. No meals shall be prepared for or served to the short term tenants by the provider of the short term rental.

8. Use of a short term rental unit for any commercial or large social events or gatherings, such as weddings, is prohibited.

9. The occupancy of a short term rental shall not exceed the total number of unrelated persons that are otherwise permitted to occupy property as a family in accordance with this chapter.

(c) Short term rental of non-principal residences prohibited. It shall be unlawful to offer property as a short term rental that is not the primary dwelling unit or habitable accessory structure of the property's owner or lease holder. Short term rental units must be the property owner's or lawful lease holder's principal residence and the property owner or tenant must be a natural person or the beneficiary of a trust whose name appears on the deed to the property on which the dwelling unit to be rented is located. Primary residence may be documented by at least two of the following: motor vehicle registration, driver's license, Colorado state identification card, voter registration, tax documents, or a utility bill. A person can only have one primary residence at one time. For purposes of application to short term rentals "person or persons" shall not include any corporation, partnership, firm, association, joint venture, or other similar legal entity.

Section 3. The definition of "lodging" found in section 4-8-20 of the Greenwood Village Municipal Code is hereby amended to read as follows:

Sec. 4-8-20. - Definitions.

*Lodging* means the transaction of furnishing rooms or accommodations to a person or persons who, for consideration, uses, possesses or has the right to use or possess any room or rooms in a hotel, apartment hotel, lodging house, motor hotel, guesthouse,

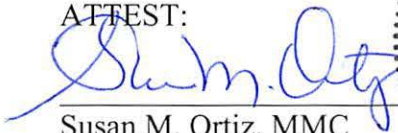
guest ranch, mobile home, auto camp, trailer court or trailer park, or residential dwelling, under any concession, permit, right of access, license to use or other agreement, or otherwise.

*Lodging tax* means a tax payable to the provider of lodging or the aggregate amount of taxes due from a vendor during the period for which such person is required to report the collections of lodging tax as herein specified.

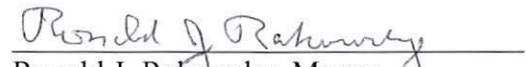
Section 4. Effective Date. This ordinance shall take effect six (6) days after publication following final passage.

INTRODUCED AND APPROVED ON FIRST READING ON THE 1st DAY OF APRIL, 2019, AND ORDERED PUBLISHED IN THE VILLAGER.

ATTEST:

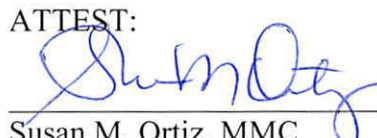
  
Susan M. Ortiz, MMC  
City Clerk



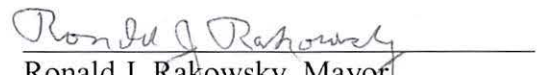
  
Ronald J. Rakowsky, Mayor

INTRODUCED AND APPROVED ON SECOND READING ON THE 15th DAY OF APRIL, 2019, AND ORDERED PUBLISHED BY REFERENCE TO TITLE ONLY.

ATTEST:

  
Susan M. Ortiz, MMC  
City Clerk



  
Ronald J. Rakowsky, Mayor

EFFECTIVE: April 22, 2019