



Memo

To: Breckenridge Town Council
From: Finance Department
Date: 9.21.21
Subject: Accommodation Unit License Limit

The purpose of this memo is to explain changes to the attached Accommodation Unit License Limit ordinance from first reading.

Attached to this memo are 4 exhibits. They are submitted to the record in order to show the staff reports utilized to inform the STR license numbers and other figures included in the ordinance.

Background

At first reading on September 14th, Council approved the STR cap ordinance that included the following provisions:

1. Set a cap of 2,200 non-exempt STR licenses at any time
2. Provide for a 6 month temporary STR license to the purchaser of an STR licensed property
3. Requires that exempt properties have an on-site 24 hour staffed front desk
4. The person responsible for staffing the front desk cannot be a member of the security personnel
5. Provides for the administration of a wait list of applicants for STR licenses when the non-exempt license population exists above the 2,200 limit

In response to feedback received at the September 14th meeting, Council convened a special meeting on September 17th to consider some changes for second reading. The attached version of the ordinance for second reading incorporates the following changes from the original:

1. In section 1, the findings have been modified
2. Added provisions for exchanges of property that allow the purchaser/grantee of a licensed property to obtain an STR license ('exempt' transfer categories)
3. The amount of time a wait list member has to apply for a license after being notified that they are eligible has been reduced from 20 to 5 days
4. Units for which a building permit was issued and in effect on September 14, 2021 may apply for a license within 20 days of receiving a certificate of occupancy (CO).
5. Transfers pursuant to a valid real estate contract that was fully signed prior to September 28, 2021 provided the sale is completed within six (6) months of the signing of the contract

Exhibits

Attached to this memo are 4 exhibits. They are submitted to the record in order to include the staff reports that served to provide the STR license and other figures included in the ordinance.

Exhibit 1 is a snapshot of our STR population and illustrates the number of licenses registered with the Town by year going back to 2012

Exhibit 2 is a detailed list of the total STR licenses on record at August 16, 2021. While long, the report details the individual license population and corresponding license totals at that time

Exhibit 3 is included as it identifies the properties that qualify for exemption from the administrative fee as well as some attributes of the exempt population

Exhibit 4 is a multi-year analysis showing the Town's spend on affordable housing programs and capital projects

Next Steps

This revised ordinance is proposed for Council's approval on second reading at our 9.28.21 regular meeting.

Staff will be available to answer any questions.