

Short Term Rental Regulations - Jefferson County

What are the Short-Term Rental Criteria?

Property must be minimum of 1 acre, meet the underlying zone district, have adequate parking, meet the requirements set for by the Wildfire Hazard Overlay District, have valid water and sanitation, have legal access, use the primary dwelling unit, be free of violations, and have no substantial detriment to the intent of the Zoning Resolution.

1. What is a Short-Term Rental?

Short Term Rentals (STR) are classified as a dwelling or portion thereof that contains not more than 5 bedrooms, is not owner occupied, and is available for use or is used for accommodations for lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

2. Are Short-Term Rentals considered a residential use?

Yes. Jefferson County considers Short Term Rentals to be a residential use. Planning and Zoning Division requirements for a STR include the provision that the property must be a residential dwelling. The Assessor's Office taxes STRs as residential structures (although the furnishings inside can be taxed as Business Personal Property if certain conditions are met). In addition, the Division of Building Safety applies residential building codes and not commercial building codes to STRs. The permission for a dwelling to be used for STRs is a temporary permit, and does not 'run with the land'.

Jefferson County allows Short-Term Rental (STR) of Single-Family Residential Units by way of a two-step process. The first step is to seek approval of a Special Exemption from the Board of Adjustment. The second step is to apply for a Short-Term Rental Permit from the Planning and Zoning Division. The limitations for a residence to be eligible for consideration for a Short-Term Rental Permit include:

- The property must be a minimum of one (1) acre in size
- The building standards of the underlying zone district must be met
- Adequate parking is provided
- Defensible Space requirements are met
- Valid water and sanitation must be demonstrated
- No more than five (5) bedrooms are in the dwelling

3. Can I have a Short-Term Rental?

All Short-Term Rentals must first go to the Board of Adjustment for Special Exception Approval before applying for a STR Permit. Section 4.D.2.f

4. What do I need to do to get a Short-Term Rental Permit?

A Short-Term Rental (STR) permit must be first approved through a Special Exception by the Board of Adjustment. If it is approved, a STR permit must be obtained by Planning & Zoning.

5. Who reviews Short Term Rentals?

The Board of Adjustment

6. How long can I have a Short-Term Rental?

If the Short-Term Rental is approved by the BOA, the permit must be renewed 6 months after with the BOA and then annually after that.

7. What do I need to provide for a Short-Term Rental permit?

Section 2.D.4 of the Zoning Resolution

8. What are the Short-Term Rental Criteria?

Property must be minimum of 1 acre, meet the underlying zone district, have adequate parking, meet the requirements set for by the Wildfire Hazard Overlay District, have valid water and sanitation, have legal access, use the primary dwelling unit, be free of violations, and have no substantial detriment to the intent of the Zoning Resolution.

9. How long does a Special Exception Case take?

Roughly two months from application submittal to the Board of Adjustment hearing/decision.