

A REVISED AND RESTATED ORDINANCE REGULATING SHORT-TERM RENTALS IN PARK COUNTY

WHEREAS, the Board of County Commissioners has authority pursuant to C.R.S. Sections 30-15-401(1)(s) to enact ordinances which license and regulate an owner or owner’s agent who rents or advertises the owner’s lodging unit for a short-term stay, and to fix the fees, terms and manner for issuing and revoking licenses issued for such lodging units; and

WHEREAS, the Board of County Commissioners respects the rights of private property owners to use and enjoy their property, but desires to ensure that lodging units rented for short-term stay are operated in a manner that protects the health, safety, and quality of life of the residents and visitors of and Park County; and

WHEREAS the Board of County Commissioners adopted Ordinance 20-03 recorded on 1/4/2021 to provide for the regulation of Short-Term Rentals and now wishes to revise and restate the Ordinance to update the Regulations; and

WHEREAS the Board of County Commissioners hereby finds, determines and declares that adoption of this Ordinance is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants and visitors of Park County, Colorado.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, COLORADO AS FOLLOWS:

Section 1. Title and Purpose: The title of this Ordinance is the Park County Short-Term Rental Ordinance. The purpose of this Ordinance is to establish standards for lodging units rented for short-term stay in unincorporated Park County to safeguard public health, safety and welfare by regulating and controlling the use, occupancy, and maintenance of short-term rental properties.

Section 2. Authority: This Ordinance is authorized pursuant to Colorado Revised Statutes Section 30-15-401(1)(s).

Section 3. Scope. This Ordinance shall apply to short-term rental property, as defined herein, in all zone districts in unincorporated Park County. This Ordinance shall not apply to lodging services in hotels, motels, lodges or bed and breakfast establishments, or to properties with long-term (more than 30-day) leases. Calculation information available upon request.

Section 4. Definitions: As used in this Ordinance, unless the context otherwise requires:

- A. A SHORT-TERM RENTAL UNIT (STR Unit): a building, structure, living space, residential dwelling unit or any room therein which is leased for lodging accommodations in periods of thirty (30) days or fewer. Temporary structures or camping structures like yurts, tents, tent type structures, or recreation vehicles cannot be used as an STR unit.
- B. SHORT-TERM RENTAL PROPERTY (STR Property): A property that contains an STR Unit.

SUBDIVISION	ALL LOTS	IMPROVED	Total Allowed STR's
ADVENTURE PLACER	53	30	7
ASPEN PARK SUBDIV	103	7	14
BADGER CRK RCH	277	117	6
BAILEY/WHITEFORD/VIEW	105	83	31
BAR D	172	71	39
BEAR TRAP RANCH	88	59	10
BEAVER RIDGE	61	45	13
BEAVER SPRINGS	78	26	10

BELLFORD MTN HEIGHS & UP	62	33	19
BLACK MOUNTAIN	102	64	27
BUFFALO	976	310	7
BURLAND MEADOWS	50	47	12
BURLAND RANCHETTES	1,142	1,067	12
CHARMETELLA PARK	60	43	10
COMO	223	68	5
COVER MOUNTAIN	174	105	24
DEER CREEK VALLEY RANCHOS	352	333	14
DOUBLE S RANCHETTES	71	66	13
EAGLES NEST	78	17	7
ECHO VALLEY ESTATES	74	31	7
ELEVEN MILE LAKE	178	95	6
ELEVEN MILE RCH	118	72	6
ELEVEN MILE VILLAGE	140	48	5
ELK CREEK HIGHLANDS	280	260	11
ELK CREEK MEADOWS	102	95	11
ELK FALLS & MISC TRACTS	59	56	12
ELKHORN RANCH	708	208	27
ELKHORN SUBDIVISION	50	3	5
ESTATES OF COLORADO	3,209	60	26
FOUR MILE RANCH 2600	117	58	7
FOUR MILE RANCH 4038	98	66	9
FOURMILE FISH CLUB	82	37	7
FOXTAIL PINES	314	213	15
FRIENDSHIP RCH	262	238	12
GLACIER RIDGE	66	38	9
GUFFEY	137	48	6
HARRIS PARK	1,367	546	5
HARTSEL	53	30	7
HARTSEL RANCH	1,597	54	14
HIGH CHAP SULPHUR MTN	58	10	27
INDIAN MTN	2,531	864	6
JEFFERSON	63	23	7
JEFFERSON HEIGHTS	104	57	8
K-Z RANCH EST	96	88	14
LAKE GEORGE PARK	59	36	8
LOST PARK RANCH	262	153	11
MCKINLEY SUB	58	54	12
MICHIGAN HILL	264	176	7
MILL IRON D	98	93	11
NINE MILE HTS	435	98	15
OLD KATHLEEN RANCH	100	47	46

PARK RIDGE RANCH	236	87	57
PIKE FOREST ESTATES	93	19	7
PIKE MEADOWS	132	43	21
PIKE SAN ISABEL	2,482	92	2
PIKE TRAILS RCH	172	104	32
PLACER VALLEY	647	409	7
PUMA CITY	181	13	6
REDHILL FOREST	569	176	5
ROCKER 7	57	37	22
ROLAND VALLEY	184	165	11
SADDLE MTN HEIGHTS	397	51	6
SADDLE MTN RCH	216	35	5
SANTA MARIA RANCH	118	44	8
SHAWNEE	54	48	9
SILVERHEELS RANCH	194	137	13
SINGLETON EST	72	48	9
SOUTH PK MDWS	201	22	16
SOUTH PK RCH	3,576	170	14
SPORTSMANS PARADISE	162	123	5
SPORTSMANS VALLEY	81	36	17
SPRUCE HILL	141	75	5
STAGESTOP	492	282	7
SUN MOUNTAIN	71	38	18
TARRYALL RANCHES	77	45	18
TARRYALL RIVER ESTATES	81	39	6
THOUSAND PEAKS RANCH	329	78	9
TIARA	104	49	6
TRAILS WEST	98	88	12
VALLEY OF THE SUN	1,040	501	7
W UNION RANCH	1,485	560	10
WAGON TONGUE	316	141	6
WARM SPRINGS	351	284	8
WEBBER PARK	56	21	6
WILDWOOD REC VILLAGE	466	73	14
WILKERSON PASS ESTATES	55	30	19
WILL-O-WISP	135	117	11
WOODSIDE	257	244	14

**METES AND BOUNDS BY
FIRE DISTRICT**

	ALL LOTS	IMPROVED	Total Allowed STR's
Elk Creek FPD	26	15	12
Platte Canyon FPD	573	450	9
Jefferson-Como FPD	200	80	21
Northwest FPD	685	348	10
Hartsel FPD	287	54	27

Lake George FPD	191	133	14
Southern Park CO FPD	141	53	20

- A. **Surcharges.** Pursuant to C.R.S. § 30-15-402(2)(a), there shall be a surcharge of ten dollars that shall be paid to the Clerk of the Court by the defendant. All moneys collected for that surcharge shall be paid to the Clerk of the Court by the defendant. The moneys collected for that surcharge shall be placed in a fund established by the 11th Judicial District for victims and witness assistance and law enforcement pursuant to C.R.S. § 24-4.2-103.
- B. **Remedies Not Exclusive**
The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable federal, state, or local law, and it is within the discretion of the authorized enforcement agency to seek cumulative remedies.
- C. **Disposition of Fines**
Unless otherwise provided for, all fines, penalties, and surcharges shall be paid into the treasury of Park County pursuant to C.R.S. § 30-15-408. Court costs, if any, shall be paid directly to the Clerk of the Court by each defendant.

Section 14. Severability. If a Court of competent jurisdiction shall hold any part of this Ordinance void or unconstitutional, such part shall be deemed severable, and the invalidity thereof shall not affect the remaining provisions of the Ordinance.

Section 15. Effective Date. The publication and notice of this Ordinance will be performed in accordance with C.R.S. 30-15-405 and 30-15-406 and shall become effective thirty (30) days after the final publication of its adoption by the Board of County Commissioners.

CERTIFICATION: The foregoing Ordinance was introduced and read on, by the Board of County Commissioners of Park County, Colorado and approved for publication.

DATE OF FIRST PUBLICATION: [DATE]

The foregoing Ordinance was considered on _____, and adopted by the Board of County Commissioners of Park County and ordered published by reference to title and changes only in *The Park County Republican & Fairplay Flume*.

DATE OF SECOND PUBLICATION:

EFFECTIVE DATE:

BOARD OF COUNTY COMMISSIONERS

Chairman

Upon motion duly made and seconded the foregoing Ordinance was adopted by the following vote:

Wissel _____
Mitchell _____

Gemmer _____
Commissioners

CERTIFICATE OF ATTESTATION

STATE OF COLORADO)
COUNTY OF PARK)

I, Milena Kassel, County Clerk, an ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Park County, now in my office.

The Foregoing text is the authentic text of Park County Ordinance _____. The first reading of said Ordinance took place on _____, at a regular Board of County Commissioners meeting. It was published in full in a newspaper of general circulation at least ten days before its adoption: to wit, in the Park County Republican & Fairplay Flume on _____. The Ordinance was adopted on second reading at a regular Board of County Commissioners meeting on _____ and shall become effective on _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Fairplay, Colorado this _____ day of _____, 2026.

County Clerk and ex-officio Clerk to the Board of County Commissioners Milena Kassel: