

Short-Term Rentals

Short-term rentals are homes that are rented out by the owner or a property management company to vacationers or other occupants for periods of less than 30 days. This travel option has been popular in Europe for a number of years for visitors who prefer a slower-paced stay in a residential neighborhood over a fast-paced rush from hotel to destination. This concept has caught on throughout the world and is now an additional option for visitors to Colorado Springs.

Owners

If you are thinking about starting a short-term rental, there are several things you should know from zoning and tax collection to being respectful of your neighbors.

Zoning and Building Codes

Short-term rentals are allowed in any zone where single-family or multi-family residential uses are allowed. For more information on how to obtain the zoning of your property, consult DAB 201 or contact the Land Use Review Division at (719) 385-5905.

Short-term rentals must also meet the occupancy requirements as defined by the International Building and Fire Codes. For more information on occupancy type, you may call the Regional Building Department at (719) 327-2880.

Finally, no signage identifying the property as a short-term rental is permitted. The intent of this regulation is to ensure compatibility between short-term rentals and the surrounding neighborhoods.

Tax Collection

Short-term rental owners or managers will need to obtain a sales tax license from the City's Sales Tax Office at 30 S. Nevada Avenue, Suite 203. Owners or property managers must collect both sales and lodging or LART tax for each stay of less than 30 days. For more information, call the main Sales Tax line at (719) 385-5903.

Be Neighborly

Before starting a short-term rental, it is a good idea to talk to the neighbors. Give them contact information so they may call you if they experience problems with your short-term renters or if they see something suspicious at your property. It is also a good idea to have someone available to respond to potential problems as they arise. If you will be out of town, make arrangements with a friend, business associate, or property management company to make sure someone will be available at all times.

Also, ensure your short-term renters know they are renting a home in a neighborhood and let them know you expect them to conduct themselves in a courteous and respectful manner while in the home.

Neighbors

If you live next to a short-term rental and you experience problems, call the property owner or management company first.

Even though renters may be on vacation or from out of town, they must still abide by the City's nuisance laws. To report violations, contact the City of Colorado Springs Police Department at (719) 444-7000.



A short-term rental is compatible with the surrounding neighborhood.