

Short-Term Rental Prohibition, Denial, and Revocation Rules

Purpose:

To establish the duration and conditions under which prohibitions, denials, and revocations of short-term rental licenses or applications occur. These rules are intended to ensure fairness and promote compliance with Ordinance 19 and other County regulations, resolutions, and ordinances.

Applicability:

These rules apply to all short-term rental applicants, waitlist position holders, responsible agents, license holders, and non-licensed operators which may be denied STR license or have an STR license revoked within Clear Creek County by the Review Authority.

Revocation and Denial Durations:

Any individual or entity including short-term rental license holder, applicant, or waitlist position holder who has been found in violation of Ordinance 19 or any other County regulation, and whose license or application is denied or revoked as a result, will be prohibited from applying for any type of short-term rental license for a period of 1-year from the date of the denial or revocation. Upon a second revocation or denial of a short-term rental license the license holder, applicant, or waitlist position holder shall be permanently ineligible for a short-term rental license.

Responsible Agents:

Responsible agents associated with properties that have been found in violation of Ordinance 19 or other applicable County regulations may be prohibited from serving as the registered agent for that property or any other property for a period of 1-year.

Non-Licensed Violators:

Any violators of Ordinance 19 who have failed to comply with requests from the review authority, resulting in code enforcement actions and fines, shall be permanently ineligible for a short-term rental license.

Conditions:

Upon revocation, the vacated license may be reassigned to a qualified waitlist applicant if one exists. The revoked license will not be held or reserved during the revocation or denial period. Upon the completion of the denial or revocation period, the revoked or denied party will be required to reapply and maybe placed on the waitlist, subject to license availability. There is no guarantee of immediate licensure and the waitlist period may be indefinite.

Appeals:

Appeals of decisions made by the Review Authority that result in revocation must be made within 10 business days in accordance with Ordinance 19.