



**Town of Lyons**  
**Community Development Department**  
432 5<sup>th</sup> Ave.  
Lyons, CO 80540  
(303)823-6622  
communitydevelopment@townoflyons.com

## **STRs in Commercial Zoning Districts – Examples of Policies from Other Communities**

### *Town of Nederland*

#### Sec. 6-96 – Application for Short-Term Rental License

(8) A certification by the applicant that the dwelling unit is equipped with operational smoke detectors, carbon monoxide detectors, fire extinguishers, and other life safety equipment as required by the Town Clerk.

(9) A signed and completed short-term rental self-inspection form, which form is available from the Town Clerk.

(10) An acknowledgement that the licensed premises of the dwelling unit may be subject to a request for a pre-arranged inspection by building, fire, an zoning officials, and that a failure to allow such pre-arranged inspection shall, in the discretion of the Town Clerk, result in a suspension of the short-term rental activity with the requirements of this code.

### *City of Longmont*

(<https://www.longmontcolorado.gov/departments/departments-n-z/planning-and-development-services/development-applications-and-permits/short-term-rental>)

#### **What are you looking for during an inspection?**

During the inspection, we will check to ensure that the home is free from any apparent safety issues and is in compliance with the City of Longmont's building and municipal codes. As part of the inspection, Code Enforcement will verify that:

- Smoke detectors and egress windows are in every bedroom
- Carbon monoxide detectors are within 15 feet of each bedroom (if there is an attached garage or any fuel-fired appliance)
- All basement finishes and additions have permits on file
- Bathrooms are free of leaks and in sanitary condition
- Fire extinguishers are present in kitchen, laundry room, and any utility areas
- Electrical panel is accessible
- Furnace/hot water heater have combustion air and venting



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- There is a map/floor plan showing evacuation routes and meeting areas to be provided for guests

#### *City of Boulder*

(<https://bouldercolorado.gov/plan-develop/short-term-rentals>)

- **Are rental licensing inspections required for short-term rentals?**

Short-term rentals are not required to have rental housing licensing inspections. The owner will be required to certify that the home has smoke detectors, carbon monoxide detectors and possibly other safety equipment.

#### *Larimer County*

(<https://www.larimer.org/planning/short-term-rentals-str/short-term-rental-public-site-plan>)

#### **Building Permits**

The Owner is required to apply for a change of occupancy permit with the Building Division. Short-term rentals shall not be approved for occupancy until a building permit is issued to convert the dwelling to a short-term rental, the Building Official, or his representative, has conducted a life-safety survey (inspection), and all required inspections pass. The Certificate of Occupancy shall specify the number of bedrooms and the maximum approved occupant load for use as a short-term rental.

#### *City of Denver*

(Email from Keith Peetz, CPD Engineer-Architect Specialist)

“As I understand Denver’s rules, only the applicant’s primary residence can be licensed (as an accessory use) as an STR. Therefore in a mixed (commercial and residential) use building, the building must first possess a Certificate of Occupancy which includes an IBC residential occupancy group designation for that portion of the building. If the site of residential occupancy is a change of occupancy, then the Change of Occupancy provisions of the Denver Building Code apply; i.e. be subject to CPD plans review, building permit(s), and building inspection. The provisions of the Denver Building Code include the IEBC as amended. At the successful conclusion of change of occupancy process, CPD will issue a new Certificate of Occupancy (C.O.) to the building, accounting for the residential use, and then the applicant can apply (assuming the dwelling is the applicant’s primary residence) for a STR license.



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If the mixed-use building already possesses a C.O. which includes residential occupancy, I suspect we would not require the residence to be upgraded to add a automatic fire sprinkler system protection, but still require it to possess smoke alarms and emergency egress & rescue windows.”

(Email from Brian Snow, EXL Investigator Supervisor)

“This is an issue we are currently trying to solve. With short-term rentals, we do not currently inspect. This is an unusual “business” license in the sense that it’s a person’s home. So we did not want to use current language in the ordinance that allows inspections to enter homes (nobody cares if we enter a marijuana facility, or a liquor facility, etc.).

When we notice an issue (we don’t look to how old the building is – we look at the actual advertisements), we will be sending out building or zoning in the future (or both depending on the issue). There is new language in a code revision we are working on – should be out in a few months.

If I were to start over with short-term rentals, knowing what I know now, I would suggest that inspections are an option for your department – make it plainly clear in the application, the law, etc. If you plan to use the general language in most codes that states a business may be inspected, you could run into some issues on the 4<sup>th</sup> Amendment as you would be essentially searching someone’s home. I don’t think it’s a problem per se, but I would make it as clear as possible for applicants and the lawyers would probably be in a better place.”

*City of Durango*

(Email from Dan Armentano, Planner II)

“Thanks for the email. We do not require full building code reviews for new short term rentals. If an applicant can demonstrate that their unit complies with basic life safety standards (egress, CO and smoke detectors, fire extinguisher on site) then they’re typically ok for an STR use. We’ve never required increased fire separation or fire suppression to be installed before issuing an STR permit.

What we have done is place restrictions on what spaces can be used for bedrooms. For example, if a unit has a space that the applicant is representing as a potential bedroom but doesn’t have egress or isn’t large enough per building code standards (less than 70 sq ft), then we’ll include language stating that it cannot be used as a bedroom.”