



GRAND COUNTY SHORT TERM RENTAL (STR) **REFERENCE SHEET**

ALL STR OWNERS in Colorado MUST apply for a state sales tax license with the state of Colorado. If you are using your property to generate income in Grand County (for stays less than 30 nights at a time), you must have a current Colorado sales Tax ID (Form CR 0100), issued by the Colorado Department of Revenue.

**If you are using a property management company, they may be remitting taxes on your behalf, but that should be confirmed.

[Colorado Sales Tax Withholding Account Application:](https://mybiz.colorado.gov/)

<https://mybiz.colorado.gov/>

In addition to needing a State Sales Tax license with the state of Colorado, each individual town and Unincorporated Grand County has its own set of fees and regulations relative to properties that lie within the respective town boundaries. See below for information about each area.

NOTES:

- Always check with the property's HOA on whether they allow STR's.
- The regulations listed below are subject to change and with our ever-evolving STR market, they are likely to change.

WINTER PARK

- ✓ Apply for a NEW Town of Winter Park Business License
- ✓ Pay Town of Winter Park Taxes (9%) directly to the town. Whether you pay quarterly or annually depends on the projected Gross Income of your nightly rentals.
- ✓ Properties at Winter Park Resort pay an additional 1.5% resort tax.
- ✓ \$60.00 annual business license fee
- ✓ \$150.00 annual short-term rental registration fee

The Town uses [MUNIRevs](https://winterpark.munirevs.com/), an online business licensing and reporting system to provide a secure, online tool for businesses to apply for business licenses, file tax returns, renew licenses and submit payments. Visit the MUNIRevs website to register and begin remitting. <https://winterpark.munirevs.com/>

While the Town of Winter Park does not require that you have a sales tax license with the State of Colorado, it is your responsibility to confirm that the proper sales tax (State and Grand County) is being remitted to the State of Colorado on behalf of your business. If you do need a Colorado [State Sales license](https://mybiz.colorado.gov/intro), start the process: <https://mybiz.colorado.gov/intro>

Winter Park Current Sales Tax Rates:

Winter Park 9%, County 1.3%, State 2.9% = 13.2%

Winter Park Resort Current Sales Tax Rates:

Winter Park 9%, County 1.3%, State 2.9%, Resort 1.5% = 14.7%

Call Susan Kauber at 970-726-8081 Ext 216 for more information

FRASER

- ✓ Register your Short Term Rental with the town (\$150 paid annually)
- ✓ Apply for a Fraser Business License (\$40 paid annually)

Where to Register your STR

For your convenience STRs can be registered at <https://fraser.munirevs.com/>. Please contact MUNIrevs directly for any support necessary to register the STR or STR business license at 1-888-751-1911 or support@lodgingrevs.com.

Registration Requirements

- 1) Property Owner information. This will include name, physical and mailing address, phone number and email.
- 2) Proof of ownership. This can be the deed, mortgage statement or water/sewer bill.
- 3) A local contact or management company available to attend to property problems 24 hours per day and responding within 1.5 hours. This will include name of contact and phone number for property management company or local contact name and phone number.
- 4) Parking Plan. To include the number of vehicles, including trailers, boats, motorcycles, snowmobiles etc., that will fit on-site in the driveway as parking on Town Streets is prohibited.
- 5) A receipt of a short-term rental booking of the subject property issued within the 60 days following registration showing collection of all taxes due the Town of Fraser as a result of the rental.
- 6) Any other information as may be deemed necessary by the Town.

The Registration Application Fee is \$150/year. Registration must be renewed annually, and the annual term for registration shall commence upon approval of the application. Proof of current registration must be posted in a conspicuous location within the Short-Term Rental property. The purpose of the application fee is to finance the cost of administering and ensuring compliance of terms, conditions and requirements for short-term rental operations.

The Short Term Rental Permit Fee per unit/year is as follows: (there is a gradual fee increase that has been implemented based on the following timeline).

(1) Beginning October 1, 2023 through September 30, 2025: \$250 per bedroom according to the property assessor plus every additional sleeping area with a bed, not including pull out or slide out sofas, will be counted as an additional bedroom. Studios are counted as one bedroom.

(2) Beginning October 1, 2025 and thereon after: \$350 per bedroom according to the property assessor plus every additional sleeping area with a bed, not including pull out or slide out sofas, will be counted as an additional bedroom. Studios are counted as one bedroom.

Business License

The property shall have a Fraser Business License in order to operate in the Town. This may be obtained by the homeowner or a property management company. This application fee and annual renewal fee is \$40. The license must be renewed annually, and the annual term for the business license is June 1- May 31. This must also be posted in a conspicuous location, at the home or at the property management company.

To apply online for a [business license](https://fraser.munirevs.com/): <https://fraser.munirevs.com/>

View Fraser's STR Guidelines in their entirety

Current Sales Tax Rates:

Fraser 5%, Lodging 1.8%, County 1.3%, State 2.9% = 11%

Contact Antoinette McVeigh, Fraser Town Clerk, at mcveigh@town.fraser.co.us, 970-726-5491, ext. 201 for more information.

GRANBY

- ✓ Complete the Application for Sales Tax License and STR Permit through the [Town of Granby](https://granby.munirevs.com/): (<https://granby.munirevs.com/>)

- The permit application fee is a one-time payment of \$100.00. The permit must be posted within the short-term rental property within 10 days of final approval and the permit number must be included in all advertisements.

Fees are \$728/bedroom.

(For the purpose of calculating the permit fee and density, lofts are considered a bedroom)

All short term rentals must be equipped with a Knox Box.

Click [Here](#) to purchase one, and use the following choices:

Location: Colorado

Local Fire Dept/Agency: Grand Fire Prot Dist #1

The following is also required:

- A site plan showing adequate parking shall be supplied at the time of application.
- The town-issued permit number shall be used in all rental marketing materials.
- Use of short-term rental unit for any commercial gatherings or events that include attendees other than the short-term tenants (such as weddings) is prohibited.
- During the term that a short-term rental unit is occupied by a short-term rental tenant, the owner and/or responsible agent shall be available 24 hours per day, seven days a week, for the purpose of responding within one hour to complaints regarding the condition or operation of the short-term rental unit and its tenants. If the local responsible agent designated by the owner changes then the owner shall update the permit on file within three business days.
- A clearly defined trash storage area, an adequate number of trash containers, and a trash company hired for regular pickup must be identified. Wildlife-proof trash containers shall be provided by the applicant. The owner or complex shall maintain

weekly residential trash collection services. Garbage containers that are placed for street pickup shall not be left out for more than a 24-hour period.

- The applicant shall obtain prior written consent from all of the governing homeowners' associations (HOAs) if the property is located within a governing HOA. (h) Short-term rental properties must comply with the town sign code.
- If more than one property is accessed by a shared driveway, written permission to access the driveway must be obtained from each affected property owner before a permit will be issued.
- The maximum occupancy of a short-term rental unit shall be limited to four people more than twice the number of bedrooms listed in county records. A loft with an egress window or door may be treated as a bedroom. Example: two bedrooms equals two times two plus four, or eight people.
- No more than two pets per short-term rental unit shall be permitted.
- The property owner or property manager shall post the following information in a prominent location within the unit:
 - (1) Copy of approved short-term rental permit.
 - (2) Primary and secondary 24-hour contact person.
 - (3) Maximum occupancy permitted. The posting shall include a statement that it is a code violation of the short-term rental permit for the number of occupants to exceed the permitted occupancy.
 - (4) Maximum parking spaces and location on the property where parking is permitted and a statement that parking in non-designated areas is prohibited.
 - (5) Identify the location of the garbage storage areas, garbage collection day and garbage disposal plan.
- A key safe, as regulated by the Fire District, must be located outside of the main entrance door and must contain a spare key to the main entrance door as well as keys to any secure area within the premises (utility rooms, owners' closets, garages etc.).
- The unit address shall be clearly marked and visible from the roadway with a minimum of 3" reflective or high contrast numbers.
- To ensure the health, safety, and welfare of short-term renters, the following safety equipment must be installed and safety measures must be taken in the STR unit:
 - (1) Interconnected Smoke detectors in each separate room of the STR unit;
 - (2) Carbon monoxide detectors on every floor of the STR near sleeping areas and near gas fueled boilers, furnaces, and fireplaces;

- Fire extinguishers on every floor of the STR, which must be visible or clearly marked; and
- Egress doors and windows must remain operable and cleared of snow, debris or any other obstruction. (p) Within 60 days of application for an STR permit or application for renewal of such permit, the Town

Granby [Short Term Rental Ordinance](https://www.townofgranby.com/index.asp?SEC=%7BCC7C5791-AD89-497E-8993-06EAE06D17F6%7D): <https://www.townofgranby.com/index.asp?SEC=%7BCC7C5791-AD89-497E-8993-06EAE06D17F6%7D>

Current Sales Tax Rates:

Granby 4%, County 1.3%, State 2.9% and County Lodging 1.8% = 10%

Call Code Enforcement with the Town of Granby at rcarlson@townofgranby.com / 970-531-2630 with questions

GRAND LAKE

Any residence that is rented on a nightly basis (a period of time less than 30 consecutive days to one entity) must obtain a Nightly Rental License.

Call (970) 627-3435 or email blt.str.support@govos.com for more information about nightly rental fees and policies.

A fire inspection is required for the Nightly Rental License Program. The license will not be issued until the inspection is completed. Property owners can schedule an inspection online at: <https://www.grandlakefire.org/short-term-rental-inspections>.

✓ Pay the one-time Application fee of \$165

✓ Pay the annual License fee of:

Occupancy for 1-4 people: \$600

Occupancy for 5-8 people: \$750

Occupancy for 9 + people: \$900

✓ Complete the [Application](#) here:

<https://grandlake.munirevs.com/>

Town of Grand Lake also requires:

- A copy of your Colorado State Tax License
- A Local Contact Person (within one hour drive)
- A site Plan that includes the following information:
 - A sketch that identifies the different improvements on your property (to scale). Location of home as it relates to the property, including any decks or other features connected to the home
 - driveway as well as number of parking spaces
 - snow storage location (1/3 of driveway area)

- garbage dumpster location, as well as the trash company that you're using and schedule of pick up.

Once the application, application fee, site plan and Nightly Rental License fee have been accepted by the Town, Town staff will notify all neighbors within 100' of your property. If no one objects in writing to the proposed use within 14 days, the license will be granted administratively. If one or more property owners object to this use, the Planning Commission and the Board of Trustees will consider it as a Conditional Use. Namely, each body will have the option of scheduling a Public Hearing/Meeting to consider the proposed use; the Planning Commission will make a recommendation to the Board of Trustees and the Board of Trustees will have three options: approve, approve with conditions or deny.

For Commercial, Commercial Transitional and Resort Districts, the applicant must only repurchase the Nightly Rental License. For all other zoning districts, if no written complaints or citations have been written relating to the specific property within the past year, the applicant must only repurchase the Nightly Rental License. If one or more written complaints or citations have been received during the past 12 months, the applicant must re-apply and the application shall be treated as a Conditional Use as outlined above.

Current Sales Tax Rates:

Grand Lake 5%, County 1.3%, State 2.9% and County Lodging 1.8% = 11%

UNINCORPORATED GRAND COUNTY

*Does not apply to properties that reside within the town limits
of Winter Park, Fraser, Granby or Grand Lake*

- Confirm that your property resides in Unincorporated Grand County. You can determine this by using the [County's GIS site](https://cgeo.maps.arcgis.com/apps/webappviewer/index.html) and search by the owner's last name. (cgeo.maps.arcgis.com/apps/webappviewer/index.html)
- Each STR shall have TWO Emergency contacts that must reside in Grand County and be able to respond within one (1) hour or less. Unless you reside within Grand County, you may not list yourself as a primary or secondary emergency contact. You must list someone within one hour of the property who can be responsible for emergency situations which arise. (Excessive trash on site, parking related issues, etc.) If any local contact information changes, the property owner OR PROPERTY MANAGER shall notify the Grand County Department of Community Development of the new contact information in writing within five (5) business days of the change in local contacts.
- Each STR must apply for a [Short Term Rental Permit](https://secure.hostcompliance.com/grand-county-co/permit-registration/welcome) (<https://secure.hostcompliance.com/grand-county-co/permit-registration/welcome>) The annual fee is \$100 per advertised occupant. Example: If your property is advertised as sleeping 10 people, your fee is \$1,000. Fees can be paid by credit/debit or electronic check.
- Complete the : <https://www.co.grand.co.us/FormCenter/Short-Term-Rentals-16/STR-Safety-Checklist-97>
- Post the lodging and sales tax rates that will be remitted through the Colorado Department of Revenue. Grand County lodging tax rate is 1.8%; the sales tax rate is 1.3%
- Additionally, Grand County recommends that short term rentals post state sales tax license number at the residence and in all rental advertising.
- Occupancy: The maximum occupancy of any Short Term Rental in Grand County is sixteen (16). If the property uses an Onsite Wastewater Treatment System for sanitation purposes, the occupancy is further limited to the design volume of the system, PLUS two (2) occupants. No property may be advertised or rented for use by more persons than the maximum occupancy advertised.

Current Sales Tax Rates:

County 1.3%, State 2.9% and County Lodging 1.8% = 6%

