

**From:** [Tammy Nagel](#)  
**To:** [Stephanie Bibbens](#)  
**Subject:** FW: Vail Town Council to Review Proposed Policy Changes to Short-Term Rental Regulations at March 15 Meeting  
**Date:** Friday, March 11, 2022 4:30:46 PM  
**Attachments:** [image012.png](#)

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**Tammy Nagel**  
*Town Clerk*



75 S. Frontage Road W.  
Vail, Colorado 81657  
970.479.2136  
[vailgov.com](http://vailgov.com)



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**From:** Andrew Thompson <[thompsoncharlesandrew@gmail.com](mailto:thompsoncharlesandrew@gmail.com)>  
**Sent:** Friday, March 11, 2022 4:30 PM  
**To:** [PublicInputTownCouncil](mailto:publicinput.vailtowncouncil@vailgov.com) <[publicinput.vailtowncouncil@vailgov.com](mailto:publicinput.vailtowncouncil@vailgov.com)>  
**Subject:** Re: Vail Town Council to Review Proposed Policy Changes to Short-Term Rental Regulations at March 15 Meeting

With respect, please do not in any way limit existing STR holders from indefinitely continuing to use their property for STR purposes.

In buying a full time home in Vail in 2021, the ability to STR (even though we haven't yet had a guest) was crucial in our decision.

Thank you for all of your time and efforts to make Vail a great place.

Andrew Thompson  
515.975.4071  
3090 Booth Falls Ct  
Unit B  
Vail, CO 81657

On Fri, Mar 11, 2022, 10:06 AM Town of Vail <[info@info.vailgov.com](mailto:info@info.vailgov.com)> wrote:

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## Vail Town Council to Review Proposed Policy Changes to Short-Term Rental Regulations at March 15 Meeting

The Vail Town Council will review a series of recommended changes to the town's short-term rental regulations at its meeting on Tuesday, March 15.

Post Date: 03/11/2022 6:00 AM

The Vail Town Council will review a series of recommended changes to the town's short-term rental regulations at its evening meeting on Tuesday, March 15. The discussion item is listed as 6.2 on the [meeting agenda](#) which begins at 6 p.m. in the Vail Town Council Chambers. Opportunities for public comment are available in advance of the meeting by emailing [publicinput.vailtowncouncil@vailgov.com](mailto:publicinput.vailtowncouncil@vailgov.com) or will be available in-person at the meeting or virtually by registering at [vailgov.com/town-council](http://vailgov.com/town-council). The meeting will be live streamed by High Five Access Media.

The town's short-term rental regulations were adopted in 2017 and became effective March 1, 2018, and currently require an annual registration fee of \$150 for owners wishing to rent their property for 30 days or less using Airbnb, VRBO or other listings. The regulations also address properties using onsite or offsite professional property managers.

[Recommended modifications](#) to Vail's short-term rental regulations have been developed based on conclusions from a comprehensive study on short-term rental activity in Vail. The study, conducted by Economic & Planning Systems, was presented to Town Council during two meetings earlier this year. It analyzed current regulations, real estate market impacts, peer community approaches to regulation and the composition of registered STR properties throughout town.

Proposed updates to the town's existing STR regulations to be reviewed Tuesday include:

- Increased fines for violations
- Implementation of tiered registration fees - lower fees for owner-occupied, primary residences which are rented for 30 days or fewer per year as well as fractional units managed by the owner and rented for 30 days or fewer per year; higher fees for unlimited number of rented days in fractional units managed by a front desk and properties used as a non-primary residence
- Enactment of per-bedroom mitigation fees to be applied toward deed-restricted housing
- Limiting or capping STR registrations in outlying neighborhoods
- Revising health and life safety standards to include proof of inspection every three years and adequate insurance

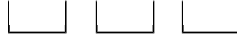
During Tuesday's meeting, Town Council will review the recommendations and listen to public comment to help shape a future ordinance that will modify the existing STR regulations.

Review the staff memo outlining the recommendations [here](#), or for questions, contact Finance Director

Kathleen Halloran at 970-479-2116 or [khalloran@vailgov.com](mailto:khalloran@vailgov.com).

[Click here for more information](#)

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This email was sent to [thompsoncharlesandrew@gmail.com](mailto:thompsoncharlesandrew@gmail.com) using GovDelivery Communications Cloud, on behalf of: Town of Vail  
Town of Vail, 75 South Frontage Road · Vail, CO 81657

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**From:** [Tammy Nagel](#)  
**To:** [Stephanie Bibbens](#)  
**Subject:** Fwd: Letter to Council Re STR Study & Action Items  
**Date:** Monday, March 14, 2022 9:00:08 PM  
**Attachments:** [Vail Point - Letter to Town Council 3-14-22.docx](#)

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**From:** jjmyrick@concordeproduction.com <jjmyrick@concordeproduction.com>  
**Sent:** Monday, March 14, 2022 4:20:48 PM  
**To:** Council Dist List <TownCouncil@vailgov.com>; Jonathan Staufer <JStaufer@vailgov.com>; Kim Langmaid <KLangmaid@vailgov.com>  
**Subject:** Letter to Council Re STR Study & Action Items

March 14, 2022

The Honorable Mayor Langmaid and Council Members  
Town of Vail  
Vail, Colorado 81657

RE: Short-Term Rental Study and Action Items Memorandum

Dear Mayor Langmaid and Council Members,

We have reviewed the Short-Term Rental Study and proposed policy change recommendations under consideration, and support your approval of the six action items before the Council.

Although our complex, Vail Point Townhome Association on Lionsridge Loop, was not calculated into the Zone 2 considerations, we have experienced a significant increase in STR units in our complex. The last four unit sales within the complex are being utilized as STRs. The impact on our community has been significant and we have surpassed the 20% STR occupancy sited in the study.

We are in particular support of Action Items 4 and 5. Additionally, we would like to see a timely response to the violations that are reported and enforcement of fines and the fine structure. The code and safety concerns are of vital importance to our community.

Thank you for your attention to these important issues before the Council.

Respectfully yours,

Jan Myrick, President  
Board of Directors  
Vail Point Townhome Association

March 14, 2022

The Honorable Mayor Langmaid and Council Members  
Town of Vail  
Vail, Colorado 81657

RE: Short-Term Rental Study and Action Items Memorandum

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Respectfully yours,

Jan Myrick, President  
Board of Directors  
Vail Point Townhome Association

**From:** [Tammy Nagel](#)  
**To:** [Stephanie Bibbens](#)  
**Subject:** FW: Short term rentals  
**Date:** Tuesday, March 15, 2022 11:17:59 AM

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Tammy Nagel  
Town Clerk

75 S. Frontage Road W.  
Vail, Colorado 81657  
970.479.2136  
vailgov.com

-----Original Message-----

From: Deena DiCorpo <[ddicorpo@icloud.com](mailto:ddicorpo@icloud.com)>  
Sent: Tuesday, March 15, 2022 11:12 AM  
To: PublicInputTownCouncil <[publicinput.vailtowncouncil@vailgov.com](mailto:publicinput.vailtowncouncil@vailgov.com)>  
Subject: Short term rentals

Thank you for this opportunity to give input.

I have been a resident of Vail since 1980, and a property owner since 1988. I also own The Pet Boutique of Vail on Gore Creek Drive.

I have read your studies and appreciate the opportunity for the town to increase income through fines etc. My concern is that the mechanism for complaints hasn't worked for me in the past. Over the holidays, when we were getting the snow, I registered multiple complaints on unit 4 in our building, and none of them were addressed. Supposedly, the system has been fixed, but personally, I have no trust in it. Also, there is no mechanism for the condo association to get information on whether or not the unit has gotten fined for non compliance. We have no way to find out if licenses have been approved, fines paid... you get the picture. The unit has been told they can only rent to one entity, and only 8 people are allowed. Who is monitoring this? I know the unit has rented to 2 groups on at least one occasion, and had 10 people. Will you be addressing the monitoring issues?

The other problem is I would love to deed restrict my unit, but my understanding is that because short term rentals are allowed in our building, I cannot. To me, this is another way to restrict long term rentals when all we do is lament the lack of employee housing, and government in the town to fix it.

Finally, the nature of our building has changed. Instead of knowing everyone, every 2 or 3 days, there are new cars and people who don't care about my neighborhood or town.

Thank you again for taking my input.

Deena M. DiCorpo  
President/Owner

Buffer Creek West Condo Association  
1880 Meadow Ridge Road