



Vail Rent-by-Owner:  
Comprehensive 2017 Study  
Council Update

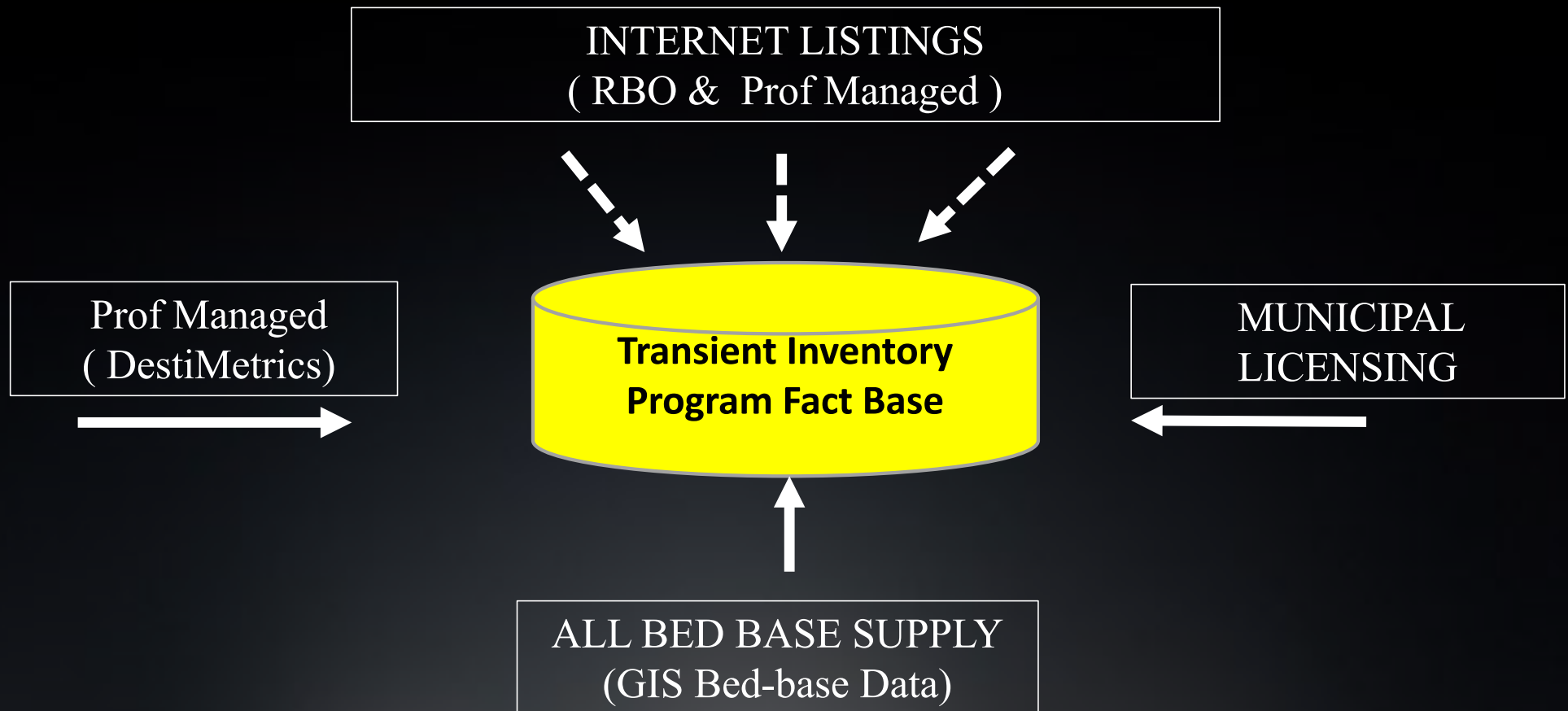
Presented by:  
Ralf Garrison & Brumby McLeod

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# Presentation Agenda

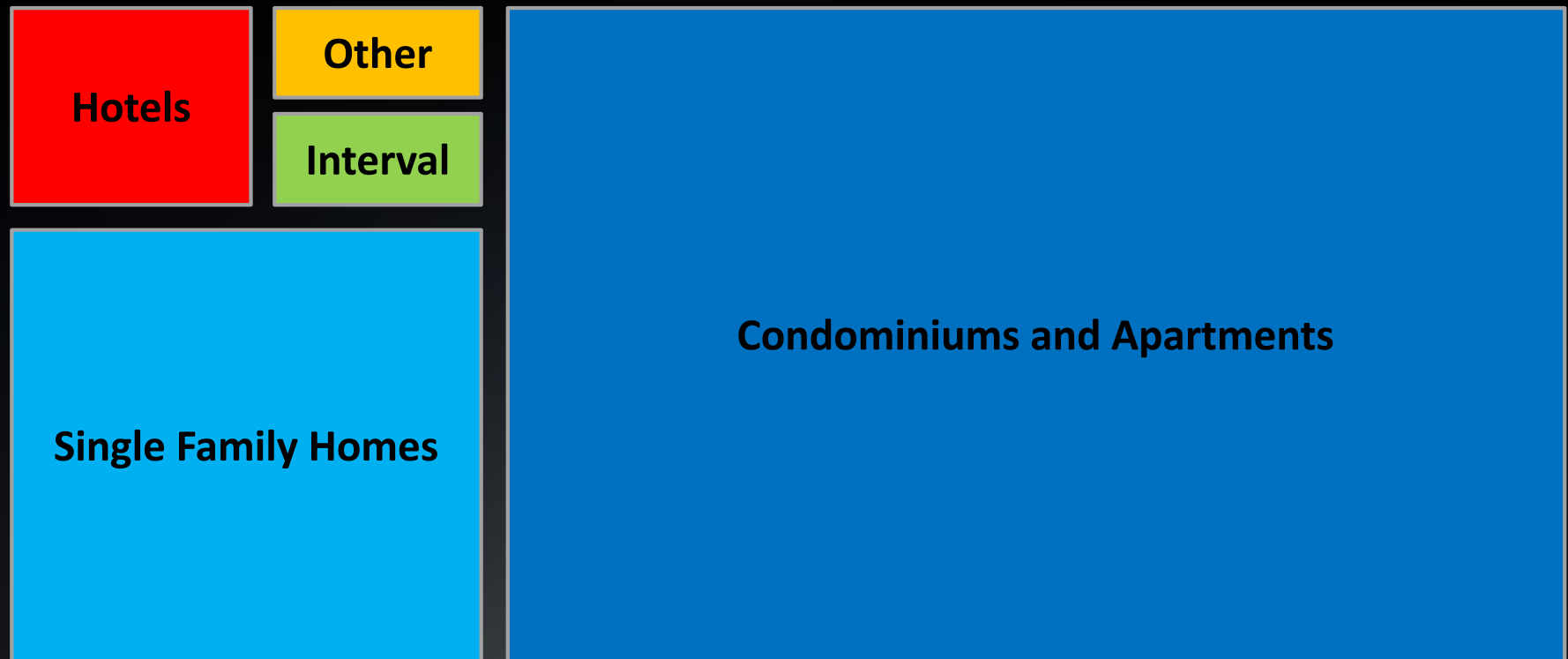
1. Introduction
2. Transient Inventory and the Housing Component
3. Scope of Work
  - Broader Bed-base Context for TOV
  - Residential STR Municipal Assessment
4. Findings
5. Recommendations/Considerations/Next Step

# Transient Inventory Bed-base Mapping System



# Sources of Transient Inventory

Residential housing (single family homes, condominiums and apartments) represent the largest and most dynamic source of transient housing inventory in a destination.



Scope of Work:

## **Broader Bed-Base Context**

The broader bed-base portion of the study utilized existing information on housing and short-term rentals from multiple sources to quantify the short-term rentals in the Town of Vail and other communities from the assessment.

# Sources of Transient Housing Inventory

**Single Family Homes**

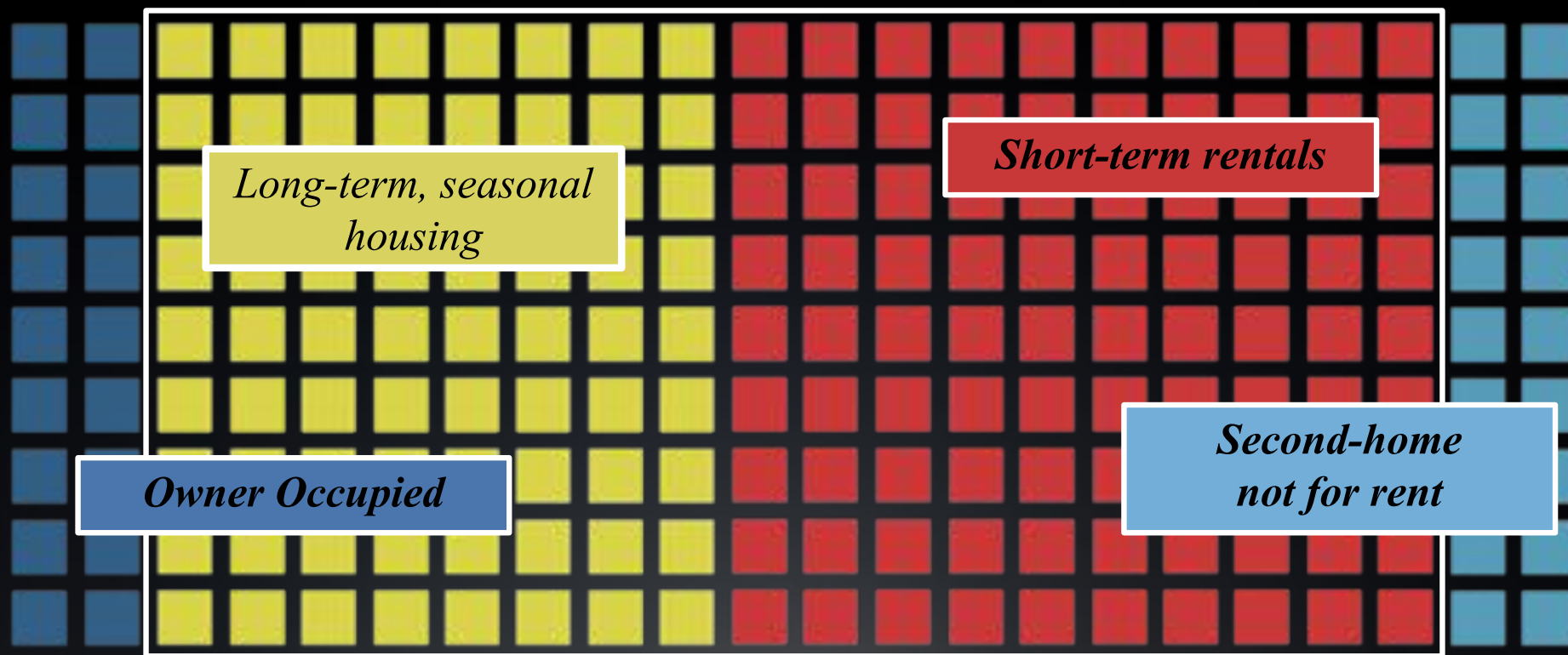


Source	Relative Inventory Level
Single Family Homes	Low
Condominiums and Apartments	High

**Condominiums and Apartments**

# Determining the Housing Inventory Mix

Four usage categories of housing.



Blocks represent total housing units in a destination.

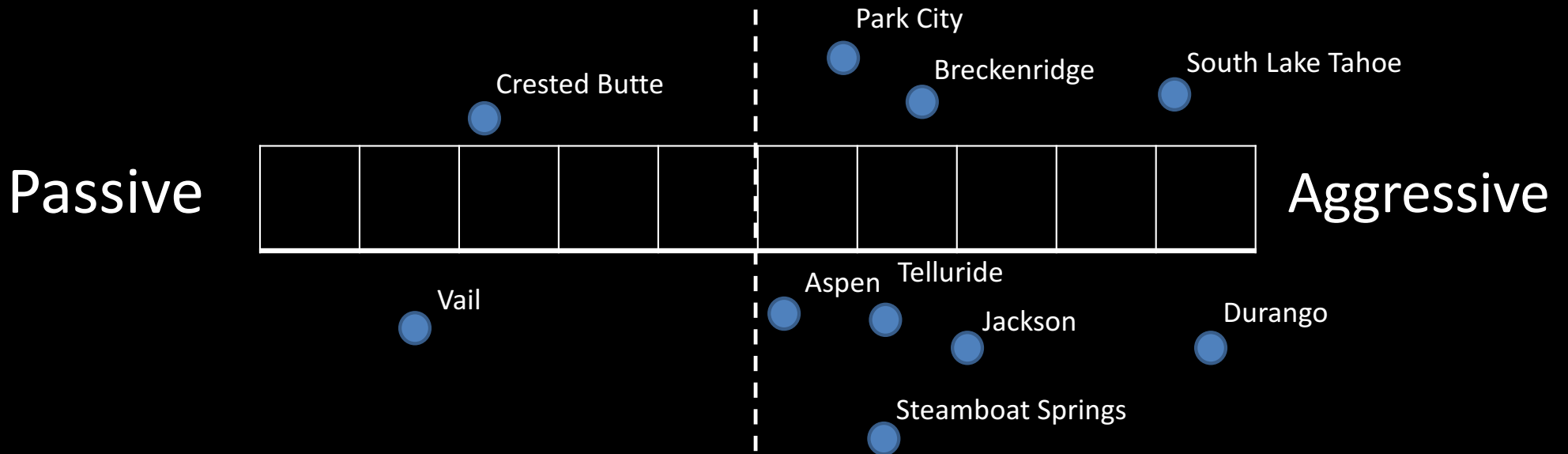
Scope of Work:  
**STR Assessment for other Municipalities**

The assessment portion of the study collected, summarized and evaluated the short-term rental requirements and ordinances of 10 ski towns in the western region of the United States.



Municipality	Zoning	Life Safety	Public Notice	HOA	Tax	Business License	Permit	Education	Quality Rating	Fees
City of Aspen				X	X	X	X	X		\$150 +
Town of Breckenridge	X				X	X	X			\$75 +
Town of Crested Butte					X	X				\$10 +
City of Durango	X	X	X		X	X	X	X		\$750 +
Town of Jackson	X	X	X	X	X	X		X		\$37 +
Park City Municipal Corporation	X	X			X	X		X		\$149 +
City of South Lake Tahoe	X	X	X		X	X	X	X		\$545 +
City of Steamboat Springs	X			X	X	X	X			\$500 +
Town of Telluride	X				X	X				\$187 +
Town of Vail					X	X			X	\$162 +

## Municipal Residential Short-term Rental Requirement and Engagement Index



Municipality	Total Housing Units	Owner Occupied Units	Renter Occupied Units	Vacant Housing Units	Percentage of Vacant Units
Town of Breckenridge	7,146	1,017	937	5,128	71.7%
Park City Municipal Corporation	10,715	1,835	1,274	7,607	71.0%
Town of Vail	7,366	1,223	1,493	4,649	63.1%
Town of Telluride	2,145	464	616	1,065	49.6%
City of Steamboat Springs	10,308	3,386	2,036	4,886	47.4%
City of Aspen	6,364	1,899	1,816	2,649	41.6%
City of South Lake Tahoe	16,602	3,722	6,091	6,789	40.9%
Town of Crested Butte	1,090	372	353	344	31.6%
Town of Jackson	4,758	1,526	2,370	862	18.1%
City of Durango	8,482	3,560	4,046	876	10.3%

# What is the Town of Vail's Housing Inventory Mix?



Blocks represent total housing units in the Town of Vail.

## Findings

1. The Town of Vail has taken a conservative approach to regulating short-term rentals when benchmarked against other ski towns
2. STR and RBO programs will require fully quantifying and identifying all short-term rental units by address
3. This foundation will provide for future consideration of elements related to items such as life safety, occupancy limits, and parking

## Recommendations

Develop and implement a more progressive “Fact Based” RBO/STR program based on the following:

1. Continue toward creating a fact-base on short-term rental housing in the community
2. Incorporate an electronic database to house the information and share with other departments
3. Build the database by improving the registration and licensing systems.
4. Add enabling systems to capture Internet listings to validate against the database for compliance
5. Improve compliance to fund the program and any new initiatives such as life safety and quality

Q & A

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INNTOPIA RESORT INTELLIGENCE

Thank you, and now to the Town Staff.

