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DATE: March 28, 2019

TO: Mayor Troxell and Councilmembers

FM: Ginny Sawyer, Project and Policy Manager *GS*

TH: Darin Atteberry, City Manager *DA*  
Jeff Mihelich, Deputy City Manager *J.M.*  
Kelly DiMartino, Senior Assistant City Manager *KD*

RE: March 26, 2019 Work Session Summary: Short-Term Rentals (STR)

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All Councilmembers were present.

Staff provided background on the issue, an update on current STR status, an overview on outreach, and options for addressing alignment of STR licensing and building and fire codes.

Options presented:

Option 1 - This option maintains and requires all building and fire codes as they exist today.

*Currently the International Building Code and Fire Code regulate buildings with 3 or more dwelling units based on whether the primary use of the building is for transient (R1- less than 30-days) or non-transient (R2-more than 30 days) use.*

Option 2 - This option considered a 25% cap on STRs in R2 multifamily before triggering R1 compliance.

*Proposal based on limiting risk and considering the use of a building as a whole. International Building Code commission has seen one proposal to address multifamily buildings as an R2 if less than 50% of units are STRs.*

General comments:

- Many comments expressing a desire to maintain and require R1 level of safety features in multifamily if any units are utilized as STRs.
- Some feel STRs should be available as long-term housing for local residents and questioned whether STRs should be allowed in multifamily under any circumstance.
- Some support for a balanced approach and consideration for buildings that are sprinklered but do not meet full R1 standards.

Follow-up Items:

- Based on Council direction, staff will bring code changes to Council on April 16, 2019 that will clarify that all STRs in multifamily must meet R1 building codes.
- April 16 materials will also include a plan and timeline for compliance.
- Staff has notified all STR license holders and all attendees at previous outreach meetings of the direction going forward.