



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

[HOUSE BILL 23-1287](#)
[CONCERNING A COUNTY'S REGULATORY AUTHORITY RELATED TO SHORT-TERM RENTALS OF LODGING UNITS](#)

[Click the hyperlink above for the actual signed act text]

Sponsors: BY REPRESENTATIVE(S) McCluskie and Lukens, Amabile, Bird, Brown, Catlin, Dickson, Duran, Froelich, Gonzales-Gutierrez, Jodeh, Kipp, Lindsay, Mabrey, McCormick, McLachlan, Michaelson Jenet, Pugliese, Sirota, Snyder, Story, Velasco, Vigil, Weissman, Willford, Woodrow; also SENATOR(S) Roberts and Will, Hansen, Priola.

Signed by the Governor: June 5, 2023.

Summary: In Colorado, the board of county commissioners may adopt ordinances for control or licensing of those matters of purely local concern. Among other things, board of county commissioners may license and regulate an owner or owner's agent who rents or advertises the owner's lodging unit for a short-term rental and vacation rental services.

For vacation rental services, a board of county commissioners may require a vacation rental service that displays a short-term rental for a lodging unit to obtain a local short-term rental license or permit number and require the removal of a listing if the short-term rental license or permit is suspended or revoked or has been issued a notice of violation.

Section 30-15-401(1)(s)(I), C.R.S., defines an owner's agent, but that definition expressly exempts "a vacation rental service, except that when a vacation rental service provides additional services for the owner that are related to the owner's lodging but unrelated to providing a means of offering the lodging unit for short-term rentals, then the board of county commissioners may license and regulate the vacation rental service as an owner's agent.

Effective Date: 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in November 2024 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

More specifically, unless a referendum is initiated, August 7, 2023.





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