



Short-term Rentals

Short-term rentals are emerging across the country as websites like Airbnb and VRBO have become popular platforms to offer homes as lodging for visitors. Because of their potential for neighborhood impacts and influences on the overall housing supply, the City of Greeley is reviewing short-term rentals, with the potential of enacting regulations.

Shifts in the Lodging Industry

Traditionally, temporary lodging for visitors in the Greeley area has been limited to hotels, bed and breakfasts, and RV parks that meet defined health, safety, and accessibility requirements. These traditional accommodations are staffed, and depending on their intensity, are limited to certain commercial, industrial, and high-density residential zoning districts. Conversely, short-term rentals tend to offer lodging in dwelling units customarily used for residents not typically subject to the same standards as formal lodging. Bringing lodging into neighborhoods has implications on the area's character and may present additional nuisance impacts due to their transitory nature, especially because short-term rentals are oftentimes unstaffed during stays.

The lack of specific regulations affects operators of short-term rentals and neighbors because of unclear expectations. Short-term rentals also may reduce the amount of permanent housing in the city, which already has an inadequate supply.

Existing Greeley Regulations

The City of Greeley's regulations do not currently address short-term rentals specifically. The Community Development Director issued a code interpretation determining that short-term rentals are most similar to a boarding and rooming house as defined in Appendix 18-B of the Greeley Municipal Code.

Boarding and rooming houses are a permitted use in the R-H (Residential High Density) zoning district and a use by special review in the C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) zoning districts. The Community Development Department has a history of not requiring approval of a Site Plan Review application for residential uses listed as a permitted use, except in the cases of townhouse and multi-family dwelling projects. Additionally, the Community Development Department had a policy of allowing structures within commercial zones that were originally constructed for residential uses and subsequently converted to other uses, to revert to residential use without requiring the approval of a Use by Special Review application required for the establishment of new residential uses within commercial zones.

Land owners and renters should contact the Greeley Planning Division at 970-350-9780 to confirm a property's zoning and to verify allowances and/or processing requirements before establishing a use at a site.

Short-term rentals may require adherence to standards outside of the Development Code. Additional approval, permits, and/or licensure through other divisions at the City of Greeley such as a building permit, business license, and/or home occupation permit may be necessary to operate a short-term rental.

The Path Forward

The Strategic Housing Plan, adopted early in 2019, tasks the City with developing short-term rental regulations. Through such oversight, the City aspires to provide a framework that ensures short-term rentals are a positive addition to the community with clear and predictable expectations. Both existing and future short-term rentals will need to comply with the newly-drafted parameters.