

**TELLER COUNTY, COLORADO
ORDINANCE NO. 23**

**REGULATION OF SHORT-TERM RENTAL PROPERTIES
IN UNINCORPORATED TELLER COUNTY**

WHEREAS, pursuant to C.R.S. § 30-15-401(1)(s), the Board of County Commissioners of Teller County, Colorado (the “Board”), has the authority to enact an Ordinance to license and regulate an owner or owner’s agent who rents or advertises the owner’s lodging unit for a short-term stay, and to fix fees, terms, and manner for issuing and revoking licenses issued for such lodging units; and

WHEREAS, the use of residential dwelling units as STRs has grown in the past decade, even though they have never been a permitted land use in Teller County; and

WHEREAS, the Board recognizes that short-term rentals are an established part of Teller County's economy and provide benefits to property owners, visitors, and local businesses and also recognizes its responsibility to protect life, health, safety, and the rural infrastructure that residents and visitors rely upon; and

WHEREAS, the Board's intent is not to prohibit STRs, but to ensure their responsible operation through reasonable standards that address public safety, emergency preparedness, occupancy, septic system capacity, and neighborhood impacts; and

WHEREAS, in deciding to regulate STRs, the Board seeks to balance private property rights with the broader interests of the community while preserving the rural character and quality of life that make Teller County a desirable place to live, work, and visit; and

WHEREAS, the STR of residential dwelling units can benefit communities by offering supplemental income to property owners, supporting the local economy through tourism, and creating local job opportunities, and

WHEREAS, studies and reports have concluded that STR of residential property can create adverse impacts to the health, safety, and welfare of communities, including, but not limited to, changes to neighborhood character and increasing housing costs through contributing to the depletion of long-term residential housing opportunities, and

WHEREAS, Teller County has conducted an in-depth survey and extensive public outreach to gather input on impacts and public perceptions of STRs to inform the process of regulating STRs in Teller County, and

WHEREAS, the Board hereby finds, determines, and declares that adoption of this Ordinance is necessary for the preservation and protection of the public health, safety, and welfare of the residents, visitors, and the environment of Teller County, Colorado.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of the County of Teller, State of Colorado, as follows:

Section 1. Scope of Ordinance and Authority.

- (1) This Ordinance applies to all short-term rental of properties in unincorporated Teller County.
- (2) This Ordinance is authorized pursuant to C.R.S. § 30-15-401(1)(s) as may be amended.
- (3) The penalties and enforcement sections of the Ordinance are authorized by C.R.S. §§ 30-15-402, 30-28-124, and 30-28-209.
- (4) This Ordinance does not apply to properties that are rented or leased for 30 or more days to the same person or persons.
- (5) This Ordinance does not apply to lodging services in hotels, motels, guest ranches, resorts, campgrounds, RV parks, bed and breakfast establishments, and boarding houses, all of which are regulated through other ordinances or the Land Use Regulations.

Section 2. Definitions.

In addition to incorporating by reference the definitions set forth in C.R.S. § 30-15-401(1)(s) and Chapter 12 of the Land Use Regulations (“LUR”), the County adopts the following definitions for the purposes of this Ordinance:

- (1) Short-term rental (“STR”). The rental of a lodging unit for less than thirty (30) days.
- (2) STR lodging unit (“STR Unit”). A building, structure, living space, residential dwelling unit or any room therein which is leased for lodging accommodation for less than thirty (30) days. Temporary structures or camping structures such as yurts, tents, tent type structures, or recreation vehicles cannot be used as an STR Unit. Guest houses and accessory dwelling units (ADUs) cannot be used as an STR Unit.
- (3) Eligible Property. A property in unincorporated Teller County that meets all of the following requirements:
 - (a) is assessed as residential by the County Assessor,

- (b) has a developed dwelling meeting the requirements of this Ordinance and has all required building permits,
 - (c) has a valid Certificate of Occupancy issued by the Community Development Department (“CDD”),
 - (d) is located within the following zoning districts: A-1, R-1, RR, R1M,
 - (e) has been owned for a minimum of 365 days by the applicant for the STR immediately prior to the date the complete application is received by the County, except for Existing STR Operators, and
 - (f) is not in violation of any other Teller County ordinance or regulations, including but not limited to the LUR and the Teller County Building Code.
- (4) Owner. The owner of a property within unincorporated portions of Teller County who intends to lease or who leases the property or a portion thereof as an STR.
- (5) Owner Occupied STR. An STR that is the primary residence for the property owner, as proven by submitting two of the following documents to confirm the STR is the owner’s primary residence:
- (a) Driver’s License or State issued I.D.
 - (b) Voter registration from the Secretary of State
 - (c) Redacted tax return from the previous year
 - (d) Vehicle Registration
 - (e) The official mailing address on the Teller County Assessor Website
 - (f) Any other legal documentation deemed sufficient by the County, which is pertinent to establishing primary residency.
- (6) Entity. Any individual, firm, corporation, partnership, association, organization, or other legally recognized body capable of holding a license under this Ordinance.
- (7) Licensee. The legal owner of the property to whom an STR license is issued who is responsible for compliance with the Ordinance.
- (8) Local Agent. A management company or a full-time resident who is able to respond to complaints within 60 minutes, who is identified by an applicant as the local agent in the application for an STR license, and who is physically based in Teller County or

within 60 minutes of the STR property. The local agent may be the owner of the STR property or a property manager who has access to the STR Unit, who has decision making authority over the STR Unit, and who has the ability to take remedial measures as necessary.

- (9) Long-Term Rental. A property with a developed residential structure that is rented or leased to the same person or persons for 30 or more days.
- (10) Existing STR Operator. An Existing STR Operator means a property owner who can reasonably prove the owner has operated an STR property in Teller County prior to the first reading of this Ordinance on August 6, 2026. Proof of existing use may include the following: completed reservations, Schedule C from tax returns showing income from the operation of an STR, advertisements and online postings for the property, contracts with STR service companies, or other similar proof of operation.
- (11) Short-Term Rental Service (STR service). A person or company that operates a website or any other digital or print platform that provides a means through which a property owner or their local agent may offer a residential property or dwelling unit, or portion thereof, for STRs.
- (12) Residential Property Containing a Dwelling. A property assessed as residential for tax purposes that contains a dwelling. Vacant parcels and other properties without a dwelling are not included in this definition.
- (13) Bedroom. A habitable room, used for sleeping purposes, that has a compliant emergency escape and rescue opening, a closet and a smoke detector.

Section 3. STR Requirements.

All STR licenses must comply with the following requirements.

- (1) Non-transferability. No license shall be transferable to another person, entity, or party.
- (2) One License per Property. Only one license per property shall be granted and only one building per property is eligible for an STR license.
- (3) Capacity. The use of the property shall not exceed in practice or advertisement the occupant capacity as set forth in the license. The occupant capacity of the STR shall be listed on all advertising.
- (4) Wastewater. The number of occupants permitted for the STR and for advertising is based on the design capacity of the OWTS (septic) system. In the event the STR is

connected to a central sewer system, the number of occupants shall be based on two occupants per bedroom.

- (5) Signage. No outdoor signage of any kind is permitted to advertise the STR.
- (6) Certificate of Occupancy (CO) Required. No STR license shall be issued for a building that has not been issued a Certificate of Occupancy from the Teller County Building Division.
- (7) Off Street Parking. A minimum of two (2) off-street parking spots is required. On-street parking for the STR is prohibited.
- (8) Snow Storage. A snow storage area is required on site for plowed or shoveled snow. Snow cannot be plowed or shoveled onto a public right-of-way.
- (9) Advertising. All advertisements for the STR must contain the STR License number. The capacity of the STR must also be shown in all advertisements.
- (10) Floor plans. Scaled floor plans must be submitted with each application, and the floor plans must match any records Teller County has for that building, if applicable.
- (11) Multi-Family Buildings. STRs are not allowed in multi-family buildings.
- (12) Everbridge Registration or designated emergency notification service. Every licensed STR owner and Local Agent is required to register with Everbridge or designated emergency notification service to receive emergency notifications.
- (13) Noise. STRs shall comply with the Colorado Noise Abatement Act.
- (14) ATV and OHV. On-property usage/riding of ATVs and OHVs is prohibited.
- (15) STR Rules Posting. STR rules must be conspicuously posted inside of each STR building. The rules must include at a minimum:
 - (a) Quiet hours are from 10 p.m. to 6 a.m.
 - (b) On-property use of ATVs/OHVs is prohibited.
 - (c) On-property recreational shooting is prohibited.
 - (d) Camping is prohibited for STRs, including in tents and recreational vehicles.
 - (e) The maximum number of occupants in accordance with the license shall be posted.

(f) Instructions to sign up for Everbridge shall be posted.

(g) Teller County Burn Ban Guide shall be posted.

(h) Fine schedule for violations must be posted.

(i) An evacuation plan must be posted.

(16) Inspections. STR licensees shall permit periodic inspections by County Staff, with reasonable notice, during and outside of regular business hours to investigate complaints and ensure compliance with this Ordinance.

(a) The County will not conduct routine pre-licensure or annual inspections, except as noted below.

(b) The County shall conduct an inspection prior to first renewal of a license to verify the items in the Owner's attestation.

(c) County inspections may occur when:

- i. The County has reason to believe the property is not in compliance, including based on complaint(s) filed with the County.
- ii. A follow up inspection(s) to confirm compliance after a notice of violation,
- iii. The STR has a documented history of violations.
- iv. To inspect for any unpermitted improvements or changes to the property after the Certificate of Occupancy was issued.
- v. Inspections will be scheduled in advance at a mutually agreeable time, except in the case of emergency or when conducted pursuant to a lawful warrant. The owner or local agent shall provide access to the STR for inspections. County inspectors will present proper credentials upon request prior to entry.
- vi. Failure to allow or cooperate with County inspections is a violation of this Ordinance and may result in penalties, suspension, or revocation of the STR license.

(17) Proof of Ownership. Except for Existing STR Operators, the applicant must show proof of ownership of the property for a minimum of 365 days immediately preceding the date of application. Leased properties shall not be eligible for an STR license.

- (18) Notification. As part of the application process, every STR applicant must notify each contiguous property owner of the intent of the property owner to seek an STR license. Additionally, STRs in a subdivision with an HOA/POA, the HOA/POA must be notified.
- (19) Compliance with covenants. Properties within subdivisions with protective covenants that prohibit STRs are not eligible for an STR license.
- (20) Evacuation Plan. An evacuation plan is required showing primary and secondary egress routes out of the subdivision or area.
- (21) Required Licensee. Each STR property must identify a licensee whether owned by an individual, multiple individuals or business entity. The license shall be issued to the licensee. Where multiple people own the STR property, each person shall be considered a licensee. If a licensee has had an STR license revoked, that licensee cannot act as a licensee for any other property or business entity for a period of two (2) years from the date of revocation.
- (22) Events. STRs shall not be used for any events, including but not limited to conferences, meetings, retreats, weddings, concerts, or similar events.
- (23) Record Keeping. The STR licensee shall keep detailed records of bookings adequate to demonstrate compliance with State law.
- (24) Zoning District. STRs shall only be permitted in A-1, R-1, RR, and R1M Zoning Districts. STRs are prohibited in all other zoning districts.
- (25) Licensee. The licensee must be the owner of the property upon which the STR is located or the duly authorized officer if the property is owned by a business entity.
- (26) Outdoor Fires. Outdoor fires are prohibited, except for gas fireplaces equipped with a shutoff valve.
- (27) Outdoor Cooking. Outdoor cooking is prohibited except for gas appliances equipped with a shutoff valve. Charcoal and pellet grills are prohibited and shall not be accessible to tenants of the STR.
- (28) Recreational Shooting. Recreational shooting on the property of STRs is prohibited.
- (29) ADUs. Use of an accessory dwelling unit (ADU) for an STR is prohibited.
- (30) Guest Houses. Use of a guest house for an STR is prohibited.
- (31) Camping Prohibited. Temporary structures or camping structures like yurts, tents, tent type structures, or recreation vehicles cannot be used as an STR Unit.

- (32) Water Use. Comply with Colorado water law, including well permit and Division of Water Resources (DWR) Guideline 2023-1, Uses of Water from Exempt and Small Capacity Wells, and amendments thereto.

Section 4. Application Requirements.

- (1) A complete application for an STR License must be submitted to the County. The application shall be in writing on forms provided and approved by the County or submitted through an online application process at the discretion of the County.
- (2) The following documents and information regarding the STR must be included for the application to be considered complete:
 - (a) Name, address, email, and telephone number of the Property Owner(s).
 - (b) Name, address, email, and telephone number of the Local Agent.
 - (c) A copy of the Certificate of Occupancy issued by the Teller County Building Division for the structure to be used as an STR.
 - (d) A scaled site plan showing the location of all buildings on the property including the STR, distances from buildings to property lines, off street parking spaces, and the location of snow storage on the property. All buildings must be labeled on the site plan.
 - (e) A scaled floor plan of the STR building (1/4" per foot preferred) with each room identified, showing the floor areas of each room and the location of emergency escape/rescue openings, fire extinguishers, smoke alarms, and Carbon Monoxide (CO) detectors.
 - (f) Proof of Residency as defined in Section 2 for applicants seeking an STR license that is exempt from the caps outlined in Section 9.
 - (g) Proof of insurance covering property damage and bodily injury related to use of the STR in an amount of not less than one million (\$1,000,000) per claim in the aggregate. Such coverage shall be maintained for the term of the license.
 - (h) HOA/POA covenants, or a Copy of Schedule B of Title Work for the property showing the covenants.
 - (i) HOA/POA letter confirming that STRs are not prohibited in the HOA/POA.
 - (j) Copy of a valid Colorado Sales Tax License, or documentation demonstrating that all rentals are conducted exclusively through a short-term rental

marketplace that collects and remits all applicable state and local sales and lodging taxes on the owner's behalf.

- (k) The septic system "as-built" document showing the design capacity of the OWTS (septic system).
- (l) A copy of a 3rd party inspection report and operational approval of an onsite wastewater treatment system (OWTS). The inspection report must state the system has no deficiencies, and no components of the system are in failure. The inspector must be certified by the National Association of Wastewater Technicians (NAWT) or an equivalent program approved by the Colorado Department of Public Health and Environment (CDPHE) and Teller County Public Health and Environment (TCPHE). This inspection must have been performed within the past 365 days from the date of the submittal of the application for the STR. An OWTS that was installed, inspected, and approved within the 365 days prior to the application is exempt from this requirement. Any deficiencies or component failures identified in the inspection report will result in denial of the STR application.
- (m) A copy of a contract for trash removal.
- (n) Proof of notice to the contiguous property owners that share a property boundary or point (such as a property corner or monument) with the property where the STR is proposed to be located and properties across a right-of-way or easement that would otherwise share a property line or point if the right-of-way or easement did not exist.
- (o) Payment of applicable fees.
- (p) An evacuation plan showing primary and secondary egress routes out of the subdivision or area.
- (q) Copies of all agreements, contracts, listing agreements or other agreements with vacation rental services companies, including contact information for the vacation rental services companies.
- (r) Proof of legal source of water and well permit if applicable.
- (s) Any other information determined to be necessary by the County to reasonably evaluate compliance of the Application and the STR with the requirements of this Ordinance.

Section 5. Life/Health/Safety/Welfare and Fire Safety Inspection Standards; Applicant Self-Certification.

- (1) All STR applicants shall self-certify that the STR property meets all life, health, safety, welfare, and fire safety standards required by this Ordinance. The applicant's self-certification shall affirm compliance with the following:
 - (a) Emergency escape and rescue openings
 - (b) Smoke and CO alarms
 - (c) OWTS functionality
 - (d) Structural safety
 - (e) Electrical safety
 - (f) Heating requirements
 - (g) Fire extinguisher placement
 - (h) Sanitary facilities
 - (i) Adequate legal source of water
 - (j) Exterior lighting is fully downcast and shielded with shielding extending below the light source so that substantially all directly emitted light falls only on either the surface of the structure to be illuminated or on the ground.
 - (k) Wildlife-secure trash containers
 - (l) Any other standards listed in this Ordinance
- (2) Failure to maintain compliance with these standards constitutes a violation and may result in penalties, suspension, or revocation of the STR license.

Section 6. STR License Fees.

- (1) All license and application fees shall be set forth by the Teller County Fee Schedule adopted by the Board of County Commissioners.
- (2) Application fee. A non-refundable application fee of \$250 is due upon the initial application submittal.

- (3) Annual license fee. The annual STR license fee is \$750 and must be paid upon approval of the initial application for the issuance of the license and upon approval of a renewal license.
- (4) Fees may be adjusted from time to time by a resolution of the Board in its discretion to manage the costs of regulating STRs.

Section 7. STR License Required; Transferability.

- (1) It is unlawful for an Owner to lease or rent, advertise for lease or rent, or permit the leasing or renting of any STR within the County without a valid license issued by the County pursuant to this Ordinance.
- (2) During the term of the license, the license holder shall include the specific license number or identifying number for the STR on any and all rental advertisement listings. A physical copy of the valid license shall be conspicuously posted inside the property such that it is visible to guests.
- (3) No person shall use a lease, rental agreement, or other arrangement to evade or circumvent the requirements of this Ordinance.
- (4) No license issued under this Ordinance shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon.

Section 8. Grace Period.

- (1) There shall be a 60-day grace period for all Existing STR Operators to submit a complete application to the County for an STR license. This grace period shall commence the date this Ordinance becomes effective and expires 60 days after the date this Ordinance becomes effective.
- (2) During this initial grace period, the cap on the number of STR licenses imposed by Section 9 shall not apply to Existing STR operators.
- (3) After this initial grace period, the caps in Section 9 shall apply to new license applications and no new STR license applications shall be accepted if more than 10% of the eligible properties within a subdivision or 10% of the eligible properties in a quadrant if not in a subdivision have been issued STR licenses.
- (4) It is the intent of this Ordinance to limit STRs to no more than 10% of eligible properties within a subdivision or quadrant. A one-time exception to this cap is granted for Existing STR Operators who submit a complete application to the County within the initial 60-day grace period.

- (5) After the 60-day grace period, an Owner who operates an STR without an STR license from Teller County will be in violation of this Ordinance.

Section 9. Maximum Number of Licenses per Year; Eligibility.

- (1) Within each subdivision in unincorporated Teller County, no more than 10% of Residential Properties Containing a Dwelling in each subdivision in unincorporated Teller County are eligible for an STR license. Vacant parcels and other properties without a dwelling are excluded from the calculation.
- (2) A one-time exception to this cap is granted for Existing STR Operators who submit a complete application to the County within the initial 60-day grace period. Applications from Existing STR Operators received after the expiration of the 60-day grace period shall be subject to the 10% license cap, and no license may be issued in excess of that cap.
- (3) For residential properties containing a dwelling that are not located within a subdivision, the County shall be divided into four geographic quadrants, as shown in Appendix A. Within each quadrant, no more than 10% of those residential properties may be issued an STR license. Properties located within a subdivision shall not be included in the quadrant calculations.
- (4) The maximum number of properties eligible for STR licenses shall be determined annually by County Administration using the Teller County Assessor's property records as they exist on January 1 of each calendar year. The annual determination shall remain in effect until the next annual calculation is completed.
- (5) Owner-Occupied STRs are exempt from the STR license cap.
- (6) Each Eligible Property shall not be granted more than one STR license.
- (7) An STR license shall only be issued for one dwelling per property. Temporary structures or camping structures such as yurts, tents, tent type structures, or recreation vehicles cannot be used as an STR Unit. Guest houses and accessory dwelling units (ADUs) cannot be used as an STR Unit.

Section 10. Term of STR Licenses.

- (1) STR Licenses shall be issued for a term of one year from the date of issuance of the license.

- (2) An STR license shall automatically expire when title of the property containing the STR is transferred or is otherwise conveyed to a new Owner. A transfer of title to a revocable trust of which the owner is a settlor and trustee, a transfer between spouses, or any other transfer in which beneficial ownership is unchanged shall not interrupt the ownership period required by this Ordinance and shall not constitute a transfer or conveyance for purposes of this section.
- (3) If an STR license is revoked, the licensee shall not be eligible for an STR license for a period of two (2) years from the date of revocation.

Section 11. Advertising Requirements.

The owner or designated Local Agent shall ensure that every advertisement for the STR Unit complies with the following standards.

(1) Advertising for Owner/Local Agent Requirements:

- (a) Owner/Local Agent shall ensure that all web based and print advertisements for the STR clearly display the valid Teller County STR License number and the maximum occupancy for the property in any listing that advertises or accepts bookings for STR use.
- (b) Ensure that the STR License number, as stated on the license issued by Teller County to the Owner shall be visible in all STR advertisements. The STR License number shall be included in either the listing, title, the listing description, or in any field specifically designated for license numbers.
- (c) Properties that are on a waitlist for an STR License shall not be advertised as STRs until a valid STR License has been issued to the Owner. If, during the waitlist period, a waitlisted property is found to be advertised in violation of this provision, the STR application shall be denied, and the property shall be removed from the waitlist.
- (d) STR listings that fail to display the STR License number, maximum occupancy, incorrect maximum occupancy, or that use an STR License number that is expired, abandoned, or revoked, are subject to enforcement and penalties pursuant to this Ordinance.

(2) STR Service Requirements:

- (a) Consistent with C.R.S. § 30-15-401(1)(s)(III), any STR service that hosts web based or print advertisements for STR properties in unincorporated Teller County shall require that each Owner, Local Agent, or their representative

includes a valid STR License number issued by Teller County in any STR advertisement posted on that service.

- (b) Upon receiving notice from the County that an STR listing is associated with a missing, invalid, abandoned, or expired license number, or that the STR License for the property has been revoked, the STR service shall remove the advertisement from its service. The notice will include the listing URL, the basis for removal, and any other identifying information available to Teller County.
- (c) The STR web based or print based advertising service shall remove the listing within seven (7) days of receiving such notice from the County.
- (d) An STR service that fails to remove an STR advertisement within seven (7) or more days after receiving a removal notice from Teller County shall be subject to enforcement and penalties pursuant to this Ordinance.

Section 12. Compliance with other County Ordinances, Regulations, Statutes

Owners must comply with all other Teller County ordinances and regulations, including but not limited to the Land Use Regulations, Building Code, Rubbish Ordinance, Open Burn Ordinance, and all applicable state statutes.

Section 13. Enforcement.

This Ordinance shall be enforced by the Teller County Administrator and the County Attorney as applicable. The Teller County Administrator is authorized to designate one or more Teller County employees to administer and enforce this Ordinance which official is designated as a County zoning official for purposes of administering and enforcing this Ordinance.

Section 14. Violations and Penalties.

- (1) Violations of this Ordinance may be enforced pursuant to C.R.S. § 30-15-402, C.R.S. § 30-28-124, § 30-28-209, other applicable statutes, County ordinances, regulations and codes, the Land Use Regulations, and the Building Code. Violations may be enforced separately, concurrently, or together at the discretion of County officials or County Attorney as applicable.
- (2) Administrative penalties. Suspension or revocation of license.
 - (a) Suspension or revocation of an STR property license may be necessary when an owner fails to operate the STR property in accord with this Ordinance.

- (b) Notice to Show Cause. The County is authorized to initiate license suspension or revocation proceedings against an owner when these circumstances arise, by issuing a notice to show cause to the owner to appear before the Board of Adjustment to show cause why the license should not be suspended or revoked. The Notice to show cause shall be served on the owner not less than ten (10) days prior to the scheduled hearing date. Service may be accomplished by hand delivery to the owner or to the local contact person, or to any principal, any managing agent or the agent for process of the owner, or by first class mail, postage prepaid, to the last address furnished to the County by the owner. The County may also cause a copy of the notice to be affixed to the principal entrance of the STR property, in addition to hand delivery or mailing. The notice to show cause shall give the owner notice of the alleged grounds for suspension or revocation and of the date, time and place of the hearing on the alleged violations.
 - (c) The Board of Adjustment shall hold a public hearing on the allegations contained in the notice to show cause. The Board of Adjustment may suspend or revoke a license if it finds, by a preponderance of the evidence, that the owner violated the rules and regulations in this Ordinance.
 - (d) Appeal. License suspension or revocation by the Board of Adjustment may be appealed pursuant to the procedures set forth in Section 1.14 of the Teller County Land Use Regulations. A suspension or revocation shall be effective immediately upon the decision of the Board of Adjustment or, if appealed, of the Board. A perfected appeal shall operate as a stay of the Board of Adjustment unless the County official enforcing this Ordinance certifies in writing that the condition giving rise to the decision constitutes an imminent hazard to the public health, safety and welfare.
 - (e) A suspended license shall be suspended for a term not to exceed thirty (30) days, and for so long thereafter until reinstated by the County upon proof that the cause of the suspension has been remedied.
 - (f) Suspension or revocation of a license may be in addition to any remedy provided for in this Ordinance, including but not limited to, the civil penalties and injunctive and equitable remedies provided in section 14.3 of this Ordinance.
 - (g) If a license is revoked, that licensee is not eligible to reapply for an STR license for two (2) years from the date of revocation.
- (3) Civil penalties; injunctive and equitable relief.
- (a) Any person, individual, firm, corporation, partnership, or other entity that violates this Ordinance shall also be subject to the penalties and relief set forth in C.R.S.

§ 30-28-124 and § 30-28-209, including civil penalties, injunctive relief, restraint, removal, termination, or abatement.

- (b) As set forth in C.R.S. § 30-28-124, the civil penalties shall not be less than one hundred dollars (\$100) or more than two thousand six hundred fifty dollars (\$2,650).
- (c) Each day that a violation occurs is a separate offense, and the civil penalty continues to accrue until the violation is remedied.
- (d) If the County files any court action and is the prevailing party, the violator is responsible to pay the costs, court costs, and reasonable attorney's fees incurred by the County to enforce this Ordinance.

(4) Civil infraction.

- (a) Any person, individual, firm, corporation, partnership, or other entity that violates this Ordinance commits a civil infraction pursuant to C.R.S. § 30-15-402, and upon conviction of that infraction, shall be punishable by a fine of not more than one thousand dollars for each separate violation.
- (b) Each day that a violation occurs is a separate offense, and the civil penalty continues to accrue until the violation is remedied.

Section 15. Indemnification; Governmental Immunity.

- (1) Teller County assumes no responsibility for the operation of the STR, and the owner agrees to hold Teller County harmless for any injury or damage that may occur, of whatever type and nature, as a result of the operation of the STR.
- (2) No term or condition of this Ordinance shall be construed or interpreted as a waiver, either expressed or implied, of the monetary limits, notice requirements, immunities, rights, benefits, defenses, limitations, and protections available to Teller County and/or its employees under any applicable law, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et. seq, in effect or hereafter amended or implemented.

Section 16. Regional Plans, Subdivisions, and HOA/POA.

This Ordinance does not prevent any regional plan, subdivision, homeowners' association or property owners' association from adopting more restrictive rules and regulations for short term rental properties in their respective areas, including the prohibition of STRs in their respective areas.

Section 17. Severability.

The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person, establishment, or circumstance shall be held invalid, such invalidity shall not affect the other provisions or application of this Ordinance.

Section 18. Publication and Effective Date.

The publication and notice of this Ordinance will be performed in accordance with C.R.S. §§ 30-15-405 and 406. This Ordinance No. 23 shall take effect on the later of December 1, 2026, or thirty days after the publication of the adopted Ordinance.

Section 19. Certification.

The Teller County Clerk shall certify to the passage of this Ordinance and shall have on file copies of this Ordinance available for inspection by the public during normal working hours.

CERTIFICATION: The foregoing Ordinance No. 23 was introduced and read on August 6, 2026, at a duly noticed regular meeting of the Board of County Commissioners of Teller County, Colorado and approved for publication in The Pikes Peak Courier.

DATE OF FIRST PUBLICATION: August 19, 2026.

ADOPTED: The foregoing Ordinance No. 23 was considered on _____, 2026 and adopted by the Board of County Commissioners of Teller County, Colorado and ordered published by reference to title and changes only in The Pikes Peak Courier.

DATE OF SECOND PUBLICATION:

Stephanie Kees
Teller County Clerk & Recorder

EFFECTIVE DATE: Pursuant to C.R.S. § 30-15-405 this Ordinance No. 23 shall take effect on the later of December 1, 2026, or thirty days after the publication of the adopted Ordinance.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF TELLER, COLORADO

By: _____
Erik Stone, Chair

Attest: _____
Stephanie Kees
Teller County Clerk & Recorder

Appendix A to Ordinance No. 23

STR geographic quadrants

