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### **Short-Term Lodging FAQs**

Below are the FAQs from Eagle County. It begins on page 12 and can be found here:

[https://docs.google.com/document/d/1w8T11uULdZmxSj\\_UIN2fLCbxJdbz8Vb8ywn\\_PiK2hEY/previ  
w](https://docs.google.com/document/d/1w8T11uULdZmxSj_UIN2fLCbxJdbz8Vb8ywn_PiK2hEY/previ<br/>w)

**Question:** How is Short Term Lodging defined?

**Answer:** Short Term Lodging is any lodging or lodging space which is used by an occupant for less than 30 days. This includes, without limitation, developed campgrounds that are not dispersed individual campsites; bed and breakfasts; lodges; retreats; hotels and motels; properties rented through Airbnb, VRBO, travel agencies, or similar companies or websites; units owned on a timeshare or fractional interest basis, condo-hotels, or similar resorts; or any other similar lodging types

**Question:** If I have a pre-existing reservation, am I limited by the short term lodging restrictions?

**Answer:** All Short Term Lodging must meet restrictions located in the [May 25, 2020 Eagle County Public Health Order](#). Operators of Short Term Lodging will need to manage pre-existing reservations in a way that meets these restrictions.

**Question:** Can short term lodging re-open to visitors?

**Answer:** Short Term Lodging may open but operators must reduce occupancy by 50%. Prior to opening, lodging operators must develop a plan that complies with [May 25, 2020 Eagle County Public Health Order](#) and that limits Short Term Lodging occupancy for any given day. This plan together with any business records relevant to occupancy must be provided to Eagle County, law enforcement, or the Eagle County Attorney's Office upon request, but need not be submitted to ECPHE prior to opening.

**Question:** What are the requirements for Air BnB's and VBROs?

**Answer:** All Short Term Lodging, including Airbnb and VRBO units must reduce occupancy by 50%. This is primarily being managed by reducing the number of people in these units, for example, occupancy must be restricted to one person per bedroom, plus one additional person in the unit, or to the occupancy allowed by the local jurisdiction, if any, whichever is less.

**Question:** Is there guidance for how short term lodging operations should be implemented to be compliant with the Public Health Order?

**Answer:** All Short Term Lodging, including hotels, motels, Airbnb and VRBO units must reduce occupancy by 50%. For multi-unit establishments such as hotels, motels, private residence or resort clubs, condo-tels, ownership associations the number of rooms book on any given night can be no more than half of their available rooms. For single Short Term Lodging units (including units through Airbnb and VRBO), this is primarily being managed by reducing the number of people in these units, for example, occupancy must be restricted to one person per bedroom, plus one additional person in the unit, or to the occupancy allowed by the local jurisdiction, if any, whichever is less.



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**Question:** As part of phase 2, can hotels and short term rentals market to guests outside of Eagle County?

**Answer:** The County recommends that businesses not market to out of town visitors until the State of Colorado grants Eagle County an exemption. Businesses must ensure they inform guests about the restrictions in [May 25, 2020 Eagle County Public Health Order](#), and provide information about the Five Commitments of Containment, local COVID-19 testing sites, and relevant phone numbers for guests to call should they become sick, in accordance with any applicable guidance provided by Eagle County Public Health and the Environment.

**Question:** Can someone rent a place to stay for the summer, even if they don't "own" through any sort of title work. Meaning, can someone rent a place to stay for the whole summer?

**Answer:** People may rent a place to stay in Eagle County without any further restrictions if the stay is for 30 consecutive days or longer.

**Question:** What are the occupancy restrictions for hotels, short term rentals, and fractional or timeshare ownership properties?

**Answer:** Operators of multi-unit Short Term Lodging establishments must restrict occupancy to no more than 50% of the total number of units in the establishment. Units where a deed conveying ownership to an owner provides specifically identifiable dates of ownership (examples include: "June 21-27"; "Week 20", or "the third week of January") and the owner occupies the unit during the dates of their deeded ownership do not count toward the 50% occupancy limit for those establishments. Operators of single Short Term Lodging units, including VRBOs, must restrict occupancy to one person per bedroom, plus one additional person in the unit, or to the occupancy allowed by the local jurisdiction, whichever is less.

**Question:** Does there need to be a certain amount of time between guests in a hotel room, or shared home? Or can back to back reservations, such as same day check-out/check-in with housekeeping cleaning between guests occur?

**Answer:** Wait 24 hours or as long as practical before beginning cleaning and disinfecting a room after a guest has checked out. Follow [cleaning guidelines from the CDC](#). Same day check-out/check-in is not permitted at this time.

**Question:** Can short-term cabin rentals include multiple different parties in one cabin? Multiple different parties would share kitchens, bathrooms, etc.

**Answer:** Check out this [Short Term Lodging Guidance](#). Communal or shared sleeping quarters (one space with multiple beds) can not be shared by non-household members at this time. For lodging that has shared facilities like kitchens and bathrooms, those areas can be shared. In these cases:

- People should always maintain a minimum of 6 feet physical distance from non-household members;
- People should limit the time they are in common or shared areas with non-household members;



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- People should wear face coverings while using shared facilities, especially in the presence of non-household members;
- People should be reminded to wash or sanitize your hands upon exiting these shared areas.

**Question:** In circumstances when there are multiple beds in one room, do operators need to place wall dividers between the beds? If they choose to, even if it's not required, is it recommended / helpful in reducing the spread of COVID-19?

**Answer:** Communal or shared sleeping quarters (one space with multiple beds) can not be shared by non-household members at this time. Sleeping in enclosed spaces increases the contact or exposure time that enables spread of COVID-19. Since many individuals can be asymptomatic and still spread the virus, these settings should be limited to household groups at this time. Check out this [Short Term Lodging Guidance](#).

**Question:** Are short term rentals allowed to be cleaned by the previous occupants of the rental or does professional cleaning need to occur?

**Answer:** Cleaning should be performed by cleaning professionals at this time. Guidance also includes waiting 24 hours or as long as practical before beginning cleaning and disinfection a room after a guest has checked out. Follow [cleaning guidelines from the CDC](#). Same day check-out/check-in is not permitted at this time.

**Question:** What type of cleaning is required for short term rentals in terms of pillows, blankets, sheets, mattresses, etc.? Should people be encouraged to bring their own pillows?

**Answer:** Cleaning should be performed by cleaning professionals at this time. Guidance also includes, waiting 24 hours or as long as practical before beginning cleaning and disinfecting a room after a guest has checked out. Additional guidance, including cleaning of linens, can be found in the [cleaning guidelines from the CDC](#). There is not specific guidance for cleaning mattresses and pillows, as this is less of a concern in transmitting COVID-19 disease.

**Question:** Are additional cleaning practices required for lodging services?

**Answer:** Cleaning should be performed by cleaning professionals at this time. Guidance also includes, waiting 24 hours or as long as practical before beginning cleaning and disinfection a room after a guest has checked out. Follow [cleaning guidelines from the CDC](#). Same day check-out/check-in is not permitted at this time.