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Short-Term Rental Ordinance Changes - Effective January 1st, 2023

Fees

\$260 for short-term rental properties without 24/7 on-site management.
\$50 for short-term rental properties with 24/7 on-site management.

Fire Department Inspections

All new registrations will be required to pass an inspection prior to short-term renting. Inspections must be scheduled 60-days prior to the date you plan on short-term renting. You must own the home before applying. Existing short-term rentals will need to complete and pass an inspection within the first three years of this ordinance's effective date. Every short-term rental will then need to pass an inspection every three years from the date of their last inspection. Properties with 24/7 on-site management services available at all times are exempt from this requirement.

Insurance

Short-term rental properties will need to have an insurance policy with minimum limits of \$1,000,000. The insurance may be in the form of: property liability insurance; commercial liability insurance; or an endorsement to the homeowner's policy for coverage of short-term renting activities. Insurance provided by online short-term rental platforms do not qualify. The insurance policy must state that it covers short-term rental activity.

Violations and Penalties

First violation within a 12-month period: **\$1,500.**
Second violation within a 12-month period: **\$2,650.**
Third violation within a 12-month period: **Three-year suspension** of the rental license

Exterior Signage

All short-term rentals without 24/7 on-site management services available at all times will be required to post a copy of their license visible from the exterior of the unit by passerby. The license will show the following: the property is a short-term rental, the local representative's contact information, and the Town's complaint hotline phone number.