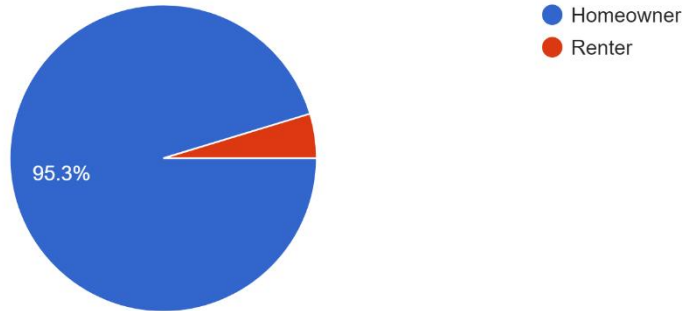


RESPONSES TO SHORT-TERM RENTAL SURVEY – Durango West #1 August 2021
Designed as a starting place for initial opinions & further discussions/sharing ideas.
Formal voting may be likely in future.

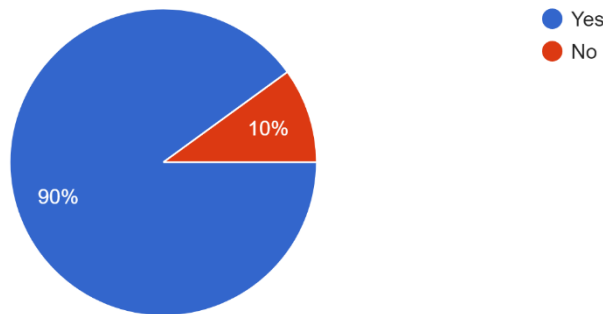
Please indicate if you are a homeowner or renter.

128 responses



If renter, have you either lived here more than 1 year or plan on staying more than 1 year?

20 responses



What's your overall opinion on short-term vacation rentals in Dw1?

128 responses



Overall Opinion of Short-Term Rentals: 128 Answered, 51 Comments

It's none of your business what I do with my property

I think vacation rentals should only be allowed with one month or more of a stay. I don't know if that qualifies for "short term".

Literally, let people make money. Life is hard enough. We have too much time on our hands to complain about this. Buy a noise machine. Buy a sail to block your view of your neighbor. Like get over it.

People that own their homes are out in their backyards all the time here. My husband is a Sheriff's Deputy (owns our home), and when he has to sleep with a weird schedule and more, WE accommodate over the neighborhood noise or the issue of having an extra car to park. WE don't expect EVERYONE ELSE to.

Everyone constantly complains about the cost of things. It seems hypocritical to not allow other home owners to make money off of their investment b/c you don't like strangers in your neighborhood.

Furthermore, there are plenty of sketchy strangers in our neighborhood already. I don't think the people spending \$100+/night for a short term rental are the ones we need to worry about....

We already had enough riff raff in the neighborhood. Plus, I'm concerned about traffic, trash, noise etc.

Can't see how it would be any different than long term rentals. Or having guests.

I am a little confused by these answers. I think people should be allowed to have short-term or long-term rentals without restrictions.

Inappropriate parking in the winter is my biggest concern.

Will short-term rentals take over the rental market in DW1 (more money to be made)? Will a house become a short-term 52 weeks a year? Rental home rent prices are likely to go up. When does it become too many Airbnbs in the neighborhood, then what do you do? Renters may be tempted to sublet the property. Once the subdivision is open to this, how will it be stopped when things get out of hand?

In general, the rentals we've had in our area of the neighborhood have been bad neighbors. We've had drug dealers, loud parties, etc. in the rentals.

People who rent short term often do not care about the community they rent in. I also don't feel safe having a lot of nonresident traffic in and out of DW1. Finally, having a lot of short term rental properties reduces the value of the properties.

I live next door to one and it is really annoying. They can be loud, park on the street sometimes (or cause the owner to park on the street), and he allows dogs so there are always dogs barking.

Our homes are too close together to allow for short term rental.

Our neighbor has been using VRBO and every weekend we get a new set of loud vacationers that don't respect the quiet hours or those around them. I usually don't complain, but it's gotten to be so we can't enjoy our outdoor space. Thanks for your consideration.

This is a small neighborhood with very close neighbors. I feel that VRBO attracts vacationers with less thought of how their vacation may impact long term residents. Thus resulting in more calls and disturbances than normal in this community.

A bit on the fence here so I chose the middle ground

Parking, safety, dog poop, unknown, cars, enforce exciting covenants. Why aren't they?

What does covenants allow?

Allowing short term rentals will reduce much needed low income housing for residents, and fundamentally change the character of the neighborhood.

There is a housing crisis. The last thing we need is less housing for the people who actually live here.

I see this as a reason for everyone able to "Spruce Up" DW1 making their homes as nice as possible to get income for their families through short term rentals.

There have been many negative side effects from a neighbor who tried the VRBO system. He recently quit due to issues with maintenance and fees.

I've seen what they've done to the houses near me; the people who stay are loud and leave their dogs locked in the house where they howl all day. One dog was left out in the front yard and was vicious, chasing me and my dog down the street.

I am concerned about the lack of affordable housing for residents in Durango. More vacation rentals makes it even harder for those in our community such as teachers, other essential employees, etc. to find housing.

Incentive structures are not the same for short term rentals as they are for long term rentals.

Strongly discourage short term rentals. Please inform how I can help stop short term rentals.

I don't care about parking or registered to pay sales tax but I would want something to reserve the right as HOA members to review short term rentals on yearly basis. I don't want people buying second homes here and renting them out. If we as a community see this happening then we reserve the right to restrict short-term vacation rentals at any time. Recently there has also been A lot of noise late at night and teenagers harassing people, so I would want to be able to restrict short-term rentals to non-partying areas. The people in this community work normal jobs and don't need to be dealing with noise late at night.

However, I don't want to unleash a monster.

Short term rentals can be fine when we regulate them and the immediate neighbors' concerns are addressed.

Doesn't add to the neighborhood in any way. Busier traffic, people coming and going. People who are temp don't put the love back in to a neighborhood like a permanent family does.

There are plenty of other options for short term rentals in the area. This is one of the only affordable communities in Durango for first time home buyers and I would hate to see those properties scooped up for tourism.

No college parties

No problems with short term rentals.

As a new Dw1 resident I'm so happy to have found a neighborhood where so many people have lived for so long. Neighbors know each other and know who used to live here too. People share labor and help each other out because we know we'll all be living together. Allowing short term rentals in a market as hot as Durango's (and all Colorado mountain towns) is a beacon for even more out-of-town investment owners driving up housing prices here for their Texas/Florida profits, and short-term renters don't have any stakes in the DW1 community.

I'm uncomfortable with stays less than a month

I feel very strong about this. It is not the Metro District's responsibility regulate how homeowners rent out their homes. It is important for you to be aware and manage aspects related to the respect and maintenance of the neighborhood in general. I called Janet's cell earlier today to ask about the "complaints" or comments the district has received thus far, to better understand what is triggering this so these answers are without knowing those concerns. I would very much like to know those concerns, to better understand if/why we're even considering this. I specifically purchased this home with the intent of getting into home ownership only by being able to rent out a portion of my home. Whether long-term or short term, that is up to me. I still know I hold full responsibility of abiding by the neighborhood's safety and respect policies. And take that very seriously. So far, I've only rented long term, but I've been considering short term and bought the home 2 years ago specifically asking the metro district those questions to confirm the policies in this neighborhood. For this to change would be a huge impact on my decision to be here, and particularly be able to afford my home. I do hope you would call me and we can discuss what the real issues to allowing short term rentals really are, existing in our neighborhood.

This neighborhood should be for folks that live and work in Durango. We are becoming a town where people live in the hotels long term and rent out homes nightly and short term like hotels.

DW1 is a live and let live community.

Short term rentals increase parking problems, snow removal with cars in street, trash cans left out, and strangers constantly coming & going

This could prove to be a wonderful income resource for folks especially in retirement. We're in our 30s and social security will not exist for our generation. Please don't block this revenue potential.

We agree that restrictions should be in place to respect neighbors and all residents of Dw1.

We don't need the traffic. We have small children, kids walking home from school and the district does not get the money. How do you do background checks to check for pedophiles, felons, kidnappers, etc.

If permitted then strict rules need to be set up and enforced.

If approved, who, what, when & often would there be enforcement of violations? Only when "enough" neighbors complain? or just from observation?

Abide by the same rules of a homeowner. The renter does not have to be treated different.

Our neighborhood is not a commercial endeavor

I just think noise will be too much.

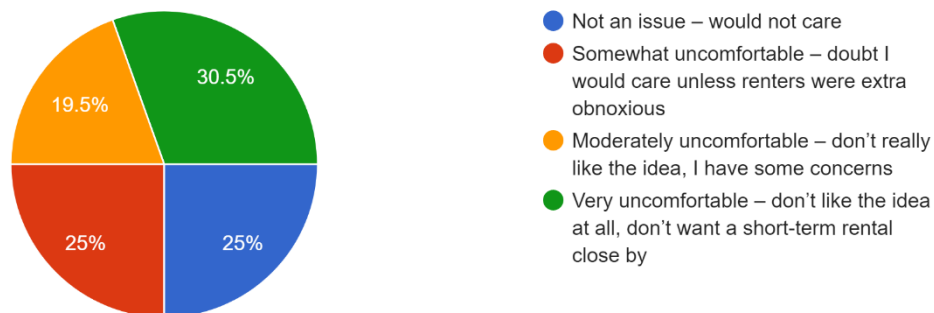
We have enough problems with yearly renters - such as parking & trash

Short term tenants don't have the same incentive to behave and to keep subdivision rules

If allowed, owners must be held accountable for their guests (i.e., those owners must sign an agreement understanding there are repercussions for unruly or ill-behaving occupants). It is imperative that the short-term restrictions have measurable consequences (fines or revocation of signed agreement - the owners have to understand their guests' behavior affects the neighborhood's quality of life we have worked so hard to maintain.

How would you feel having a short-term rental next door or close to your home?

128 responses



Opinion of STR Next Door? Answered: 128 Comments: 25

We have one two doors down. It constantly creates parking issues and overcrowding of the cul-de-sac.

Have lived by a short-term rental before. Strangers/Housecleaners coming & going at all hours. Not a community atmosphere.

Thank you for creating this survey and asking our opinions!

Literally, good for the owner of that home! Need me to watch out for anything for you? Let's please note that in order to have a successful short term rental, your property needs to be clean, well maintained, and look appealing. OH THE HORROR.

Renters in the subdivision are bad enough, you know that.

I don't think that renters are as interested in doing what's best for the neighborhood as people who live in the house that they own. Or, they just don't know about the rules in the neighborhood that are designed to help DWest 1 be a nice place to live.

I feel that a short term rental near my long term rental may devalue the rent or resale of my property. I also feel it may result in more disturbances to the tenants.

Although the thought of doing this crossed my mind when money was a bit tight, I find myself resisting it. Concerns that come to mind: noise at night from backyard barbecues to actual parties; noise during the day (more likely children) when I am trying to relax on my day off; parking- especially in winter; garbage- not being "bear smart" which is already a big issue; snow removal from their driveway on big snow days- shoveling it into the road; control of pets-definitely should not be left on the property alone. I feel like these issues would be sporadic but irritating none the less. It's bad enough living next to a rental with bad tenants, but if those tenants change weekly, it could be very irritating. I don't want to take money away from people who need it. But if they can afford to set up for Airbnb's (they must own another property) then do they NEED the money or just WANT the money. If they have the property available I would rather they offer it for low-income housing- I am more willing to put up with the inconveniences if it benefits someone in need.

Unknown and fires

Renters don't care and usually have parties. Parking And noise

The people who rent party and are making loud noise and are totally inconsiderate of our quite neighborhood. I had some of the kids run by my house at 10:30 at night and rang my doorbell several times.

I would only care about noise late night and not respecting that people work here. It's not a resort town.

I wouldn't want to be surrounded by rentals.

The HOA could have a contract that list all the rules and the renters must sign the agreement before renting.

Long term, no problem but short term I would very much dislike

I wouldn't say uncomfortable, It would more be the same concern for long term renters that people know they must abide by the neighborhood rules and respect and honor those around them.

Absolutely do not want short term rentals near me. They are never going to respect the neighborhood the way that people who live in it will.

I frequently have participated in AirBnB while traveling and find the experience to be a great way to visit places (many work trips as well as vacations).

Would "not be an issue" if Dw1 had penalties in place for unruly short-term rentals

Too much traffic and too risky with small children in the neighborhood

I'm in between somewhat and moderately uncomfortable because of constant rentals without homeowner's physical oversight

Obviously, it depends on the length of short-term rentals and frequency, the physical number (quantity) of renters per use, and their attitudes.

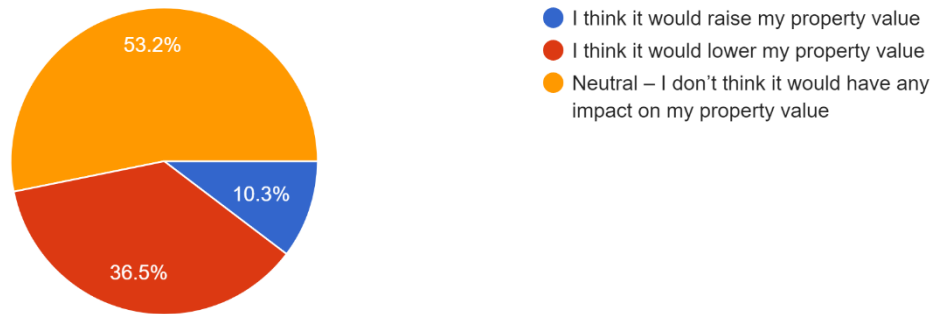
Have already had issues with parking, # of people, multiple individuals hanging out... What recourse do we have if an incident occurs?

It would go back to the days of college kid rental parties.

STR don't always keep rules of respect for homeowners next door.

Do you believe that living next to or near a short term rental property impacts your own home's property value?

126 responses



Home Values Impact? Answered: 126 Comments: 25

Frankly, covid wrecked all these stats. Most of the time being next to a "commercial" endeavor would lower your property value, but in our market, in our housing bubble, we all have so much equity built up. People need to chill.

Have no idea about the prop value issue. Good point to consider. If it drops values, that's a concern.

As a home owner, property value is money in the bank. Retirement savings.

I don't think the neighborhood has the resources to enforce some of the covenants among people who own/live in their own houses, much less dealing with renters who are less inclined to learn and/or care about the rules. In the past two months, we have had to deal with our neighbors about driving ATVs, burning slash in their yard, not picking up their dog poop and stinking up OUR yard, letting their dogs bark at all hours- and these are people who LIVE in their houses. All but ONE of our neighbors has been receptive and addressed the issues. I think it would be much worse with renters. And we don't want to be the ones to have to police the neighborhood.

If it was something that was public knowledge and disclosed to potential buyers, I think it could hurt my home value

I'm not sure and would like to see research on the subject.

Care of property not responsible

Look at DW1 visual compared to DW2 with lower association fees? Why

I believe people like to live in a neighborhood were they can establish relationships with nearby neighbors, not be concerned with people visiting that don't have the same incentive to respect neighborhood rules.

This is a desirable place to live because it's a community and people mostly respect each other. You stop having that with tourists everywhere. I won't even step foot in downtown Durango in the summer.

Short term rentals bring tax dollars to the area. Perhaps the owners of short term rentals could pay a small monthly/ yearly fee to the HOA to help offset other property owners cost.

Drug dealers, foreclosures, and vacant homes actively reduce my property value. Short term rentals would at least raise that bar.

Not sure - haven't done the research

I don't believe most homeowners are looking to buy next to a short term rental situation.

I think it would raise property values because of the profit incentive for investment buyers, but DW doesn't need false property value inflation, driving up prices for regular Durangotans who need stable housing. Property values are going up on their own just fine.

I'm a renter, cannot answer

I'm not sure on this, would be interested to hear what my realtor says and the metro district's opinion.

Even if it would raise my property value I am strongly opposed

However, having the ability to rent short-term has shown to increase a home's value.

Having short term rentals attracts people to our neighborhood and definitely raises the value of homes.

Rental properties can pose too many problems, but we should allow long term renters for 6 months or longer.

Same as previous response, depends on the quantity and frequency of rentals... associated required cleaning and additional maintenance... and communications.

How does the property next door effect mine?

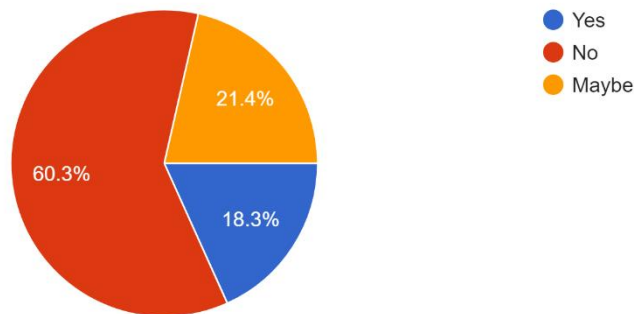
Not sure

Significant negative impact on value of property. Living by a hotel is not attractive.

Obviously, a neighbor's bad behavior/poor upkeep can reduce the value of the home.

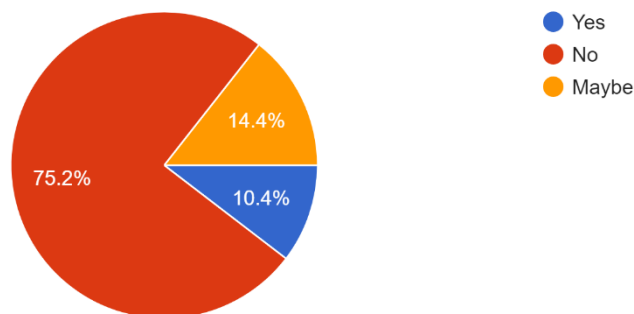
Would you consider possibly renting your entire house as a short term rental?

126 responses



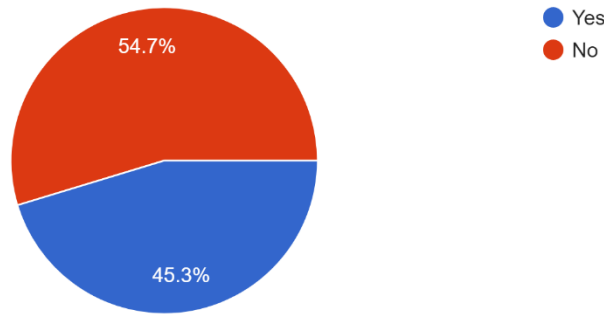
Would you consider possibly renting a portion of your house as a short-term rental?

125 responses



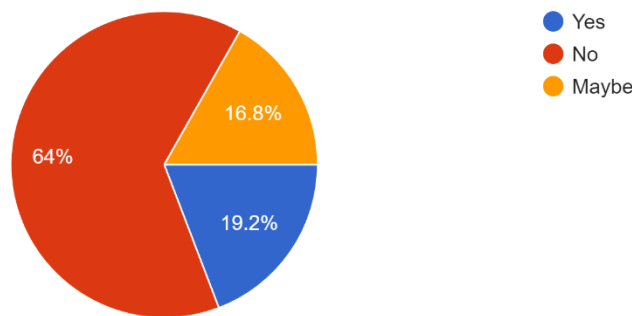
Would you be more open to allowing short term rentals if the owner lives in the home while it is being rented?

117 responses



Do you object to owners using their home as a duplex by having an apartment or separate living area within one home?

125 responses



Dw1 is currently platted for single family housing. Do you support allowing an additional unit or apartment for long term or short-term rental purposes?

122 responses



Dw1 Note: Section above for opinions on multi-units. One question incorrectly formatted in online version, caused some confusion – sorry! Covenants and land use in Dw1 were not adopted for multi-family or commercial development. STR and ADUs were not considered at the time.

Owners Wish to Consider Changing Land Use with County for STR?

Do Opinions Change for long-term regularly leased for Duplexes/Apartment/ADU?

Do Opinions Change if Owners Live On-Site?

Answered: 123 (avg) Comments Related: 47

Long term rentals okay. Not short term.

I think there needs to be some clarification around the term "short term". How long is short term?

I think a month or longer is only okay for rentals.

The duplex issue gets real weird with the county, and DEFINITELY would effect neighboring property values. However, ADUs have the opposite effect in our market usually. So like it depends on what they are actually doing. And I don't give one finna if it's "legal" with the county or not. Sheesh. Let's remember who pay the taxes to whom plz.

I believe the option Yes, either long term or short-term rental is ok was not an option to choose-this is the answer I would like to choose

Yes answer if unclear

The yes answers need to be separated into two bullets

Long term is def OK. Again, my biggest concern is parking and parking culture (is that a thing?). Short-term renters won't know the consequences of shoddy parking during snow and plowing season.

Parking! Again: As a home owner, property value is money in the bank. Retirement savings.

I think this is just opening a can of worms. Home owners and/or property management offices are not being responsible for their renters to abide by the neighborhood rules. If we had the resources to have more enforcement of the covenants it would be a different story. And the county law enforcement are no help in enforcing the neighborhood rules either- saying they "have no jurisdiction here" and that "there is no noise ordinance in the county." It's very frustrating to not have back up when all you're asking is for people to be good and respectful neighbors. Also, with the inability for landlords to evict bad tenants due to outdated laws that protect tenants over home owners, it's even harder to get rid of a bad renter. I know this first hand from a friend who's house in Durango West 2 was rented by what turned out to be drug dealers and she couldn't get them out- even the Sheriff protected the tenant's rights to live there despite all evidence of the criminal activity happening inside and around the house.

Long term rental only.

long term only

Our properties are too small to accommodate that.

I think that any additional unit or duplex should be approved. If approved for one, then should be OK for all.

This is an oddly worded question. Of course I don't think illegal duplexes should be allowed. They are considered illegal. And the first option should be two separate options. I vote no on "illegal duplexes" and yes on "long term permanent rental only"

I think long term rental is fine but wouldn't like short term rentals

Convenient says single family living. Cost of New by laws and zoning and surveying, etc?

Costs to rezone, bylaws, lawyers common areas cleaning, water use increase

I think additional units or apartments are ok for long term rentals, not for short term rentals.

Again, we need more housing for our locals b totally on board for allowing this.

NO we do not have the infrastructure to add more people in each dwelling. Parking is already an issue.

Yes either long term or short term-rental is ok

Your first option has an error.

totally ruin our property value; I didn't know until I moved here that half the homes are mobile homes with less than desirable teenage delinquents running up and down my street late at night.

This would make it worse. I've already put way more money in my house than it's worth; don't want to take a further loss!!!!

I would support long term rental as long as the owner lives on the property

Love the idea of allowing ADUs and would hope we can use these to rent to actual residents rather than supporting more tourists.

Most lots are too small to accommodate an ADU and additional parking.

Two of the answers are on the same tab above. My answer is: Yes long term permanent rental only It would make sense to allow long-term rental additions to properties, as long as there are restrictions to prevent investment owners from adding density to lots for the sake of rental.

Already-existing structures like basements could be modified to convert to long-term rental, but no additional construction for the sole purpose of creating a rental investment should be allowed.

I would need more info and guidelines provided

**Question format is off. my answer would be YES either long term or short term rental is OK. This is fully within the owner's discretion to do what they want with their property. Of course, if additional water is used, that is paid for above and beyond as are other utilities.

Yes, either long term or short term rental is okay.

We were living on a nice quiet culdesac. We want single family homes only! This is a working class neighborhood. Our children play in our streets. Short term rentals bring traffic.

In the future we want to explore the option of allowing a permitted additional unit on our property (garage apartment) to add value and create passive income.

As long as the owners are renting through a valid company such as Airbnb, etc. There are regulations in place that allow the owner to not be present. A homeowner is always going to take care of their home. As homeowners, people should have the right to do whatever they want with their home as long as they abide by the district's basic policies.

Doesn't matter to me if the owner lives in the home or not.

There is no room. Leave the mountains alone. Let the animals at least have some natural habitats left

I would only consider allowing a separate living area if the homeowner is living in the home as well.

Long term rental only, and should be considered and reviewed per request. Mostly dependent on impact on traffic and vehicle parking concerns. Do not want illegal duplexes. They should be allowed only if existing structure can support and additional unit with same concerns as previous questions. Dependent on number of residents per house (including relatives and tenants), and number of vehicles per residence/address, and room for parking.

As long as they are not short-term rentals I don't object to having an apartment or separate living area in one home. I think long term rentals within a home could be a great way to circumvent a difficult housing market by assisting people with expensive housing and stagnant wages.

This question is bias I will not answer. If you look at the wording of "No I don't think any illegal duplexes should be allowed" it appears the metro district has a bias.

Not necessary for owner to live on site. If duplexes are illegal, why are you asking?

Maybe open to idea of duplex if meets county codes and is legal.

Possibly, but only if tenants were 6-12 months minimum, longer term only. Full time tenants only!

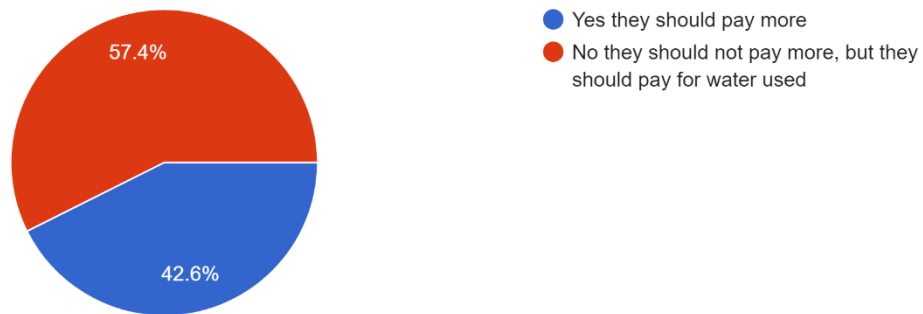
It's none of my business what others do with their property.

This should be permitted with the county if a home STR needs to be shown in public record as a duplex.

DW1 Note: Fees/tax questions were not explained in detail. Dw1 pays for water and sewer on a “per tap” basis. Dw1 lots were platted for single family housing. Terms of buying Lake Durango required water to be allocated and reserved first for existing customers. The County and Public Utilities Commission determined one (1) water tap would be allocated to each home and to each residence unit. When counting taps throughout the Lake Durango customer subdivisions, several Mother-in-Law, or ADUs were counted as an additional water commitment. Water and Sewer must be considered as part of any multi-unit discussions, however labeled. Fees were not mentioned as a “disguise” to raise money, but because people should expect adding STRs or more units of any type would inevitably increase some district costs. A monthly or tax fee was surveyed because we think residents would also have an expectation of monitoring & enforcement. Costs could be minimal, or could end up substantial, but we know enforcement of a few problem rentals in the past have been costly. For this survey, the purpose was to assess general support for additional fees that could be assessed (after further research) to those benefiting from a multi-unit.

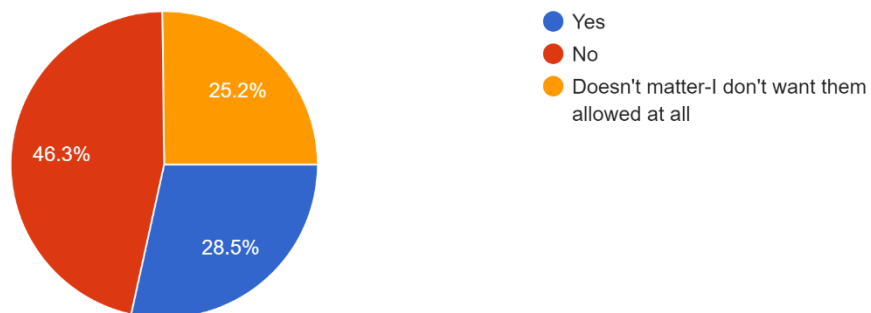
If people can have apartment or basement type rental within their home, should they pay additional fees such as water & sewer tap fees and monthly district fees?

115 responses



Do you think the District should receive revenues in the form of a fee or a tax if owners decide they do want to support short-term rentals? (daily fee or % of rent, etc.)

123 responses



Fees: Should multi-unit Owners pay more? Answered: 119 (avg) Comments: 38

You already charge more than other hoa's.

I'm not sure how this policy would make sense. B/c like water is with the 5000 gallon marker, so if they are under that, I don't care. Why would we?

Seems like a rate that would go up or down for everyone? Sewer - I'm not sure what the cost of maintenance would be or why it would increase? Like are we planning on people pack ratting in so the pipes get more use?

I feel like the size and capacity of houses in our neighborhood is a natural ceiling of use for most properties, and we should just build that cost in? I'm not sure. I would need more info on why this question was included and the actual cost and variables that effect it. I know I know I know - I should come to board meetings then...

Of course they should. Only fair.

How can you start charging fees by the number of people in a home?

Tough one.

They absolutely should pay more!

I think that each home should pay for water used.

They are using more resources- they should pay for it. And do we even have enough water to support this?

Will the homeowner agree to use less water because of course the renters will not care how much water they use.

Reduce single family following associations fee according to rentals. Cost to monitor.

Enforcement is not DW1 strength. New employees?

How would DW1 monitor..

Water and Sewer taps were already paid at the time of developing the lot, sewer and water is based off usage and would be paid based on the monthly usage per property.

If there is additional impact on sewer systems, roads, and other HOA maintained grounds, they should pay extra.

They may need to pay an additional impact fee.

I think this depends on the status of the owner living at home and how many renters are on property. If an owner has more than 1 long-term rental on the property, they should pay more. If an owner has 1 long-term rental in their house, they should not pay more.

Additional for water and sewer if it is deemed necessary based on use, then yes. For the next question which you don't allow comments on, this is absolutely out of line to consider. Nowhere does the district contribute to the management of the short term rental, so why would they get a fee? What cost are they incurring? no. Don't even go there.

That would no longer be considered single family so yes they should pay more

Increases traffic on roads & increases road repairs

I would propose lowering the base water charge from 5K gal to 3500 gal (average personal use = closer to 800/gal/month)

What is the difference between this and having a roommate or a family of 7 in one home?

I would possibly support extra fees for short term rentals, but only if doing this would lower fees for single residence users.

No apartment or short term rentals should be allowed

I don't know if I would support additional fees for short term rentals at this time. It would depend on what the extra fees would be used for.

I don't think apartment type rentals should be allowed

Yes, they should pay for water used, but not necessarily higher fees. I am not completely sure on this and want to think about it more.

Activities within a home are not relevant unless they affect quality of life of others, have negative affect on neighbors, or their in- home activities are of a criminal nature (i.e., meth lab)

I might consider supporting charging extra fees for additional units, but that should only be done if it would lower fees for single residence users.

Explain this if a "single family" has 4 people, 2 adults and 2 teens, and a renter has 2 adults total, who is going to use more water and sewer?

If they are legal should pay additional association fee.

Multiple answer for supporting additional unit fees. "yes" and also "not sure, want to think about this more." Separate "residence" = separate fee, I feel.

Not sure, I want to think about this more

N/A - I don't want STR or multi unit homes

This question is invalid

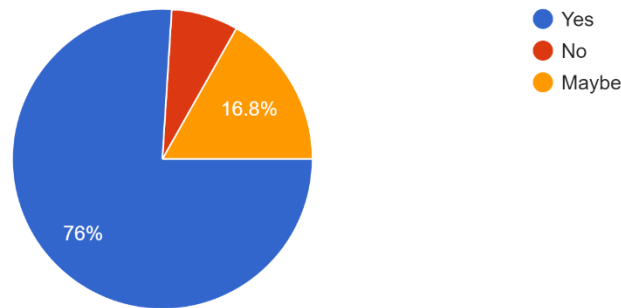
Maybe, but only if charging more would lower fees for single residence users.

If people have this kind of rental, that neighbor is using more than a fair share of water and sewer and they should be responsible for additional water/sewer usage fees.

District's clarification: There are home trading websites for short-term use, normally done for travel. Dw1 does not consider house trading or having a house/pet sitter the same as renting a short-term rental because 1) trades are a temporary exchange versus charging money, 2) the purpose is to allow people to travel for cheaper and is an occasional use, and 3) sales tax and lodging rules such as safety requirements are not involved. The District is saying for purposes of defining a short-term rental, trading houses with another party for a couple of weeks or a month is not the same as a VRBO/Airbnb

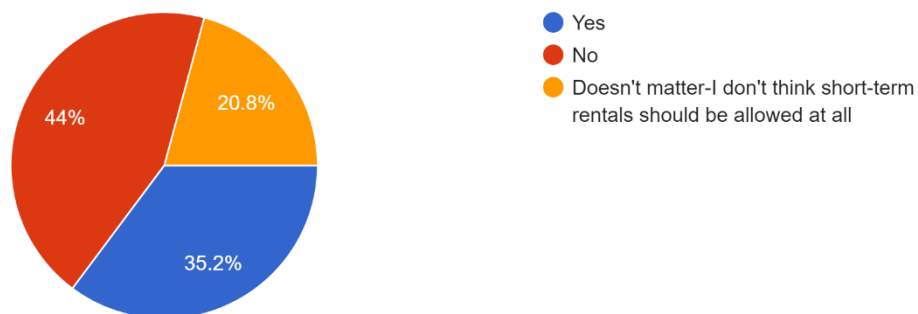
Do you agree with the above concept that trading homes for less than 30 days or having someone house or pet sit should be clarified as an exempt item in a short-term rental policy?

125 responses



If this survey reveals homeowners support allowing short-term rentals, do you think there should be certain restrictions such as minimum or maximum...s, or maximum days of use per month or per year?

125 responses



If Homeowners do want to approve STRs, should there be restrictions?

Answers: 125 Comments: 32

I think clarifying what short term allows is a great idea.

I think this would be a fair measure if helped mitigate concerns of those opposed to the ideal. I have a sneaking suspicion that it would not. I think the industry definition is something like "under 6 months." That seems longer than what this survey is geared towards. Perhaps the HOA should define the terms and lengths by: Vacation Rental (Under 20 days), Short Term Rental (Up to 6 months), Long Term Rental (6 months and more).

Why should anybody care what goes on inside of another person's home?

Requires clarification as to what an Airbnb is supposed to be: my house rented out here and there OR my business venture with the goal of making as much money as possible (commercial use).

First, for the question: do you think the District should receive revenues in the form of a fee or a tax if owners decide they do want to support short-term rentals?- Yes, and this should be used to hire people to communicate and enforce the neighborhood rules having to do with fires, dogs, etc.

Second, there should definitely be restrictions regarding the terms of rental. If people are coming and going for a night here and there, you're more likely to end up with loud, partying neighbors who don't give a crap about being respectful or following the "rules."

If rentals are approved, I think the minimum should be 6 months to a year and I think there needs to be some education and enforcement of the neighborhood covenants regarding dogs, ATVs, fires, etc.

Parking is at a premium and there are already parking issues with homeowners parking some of their vehicles on the street all the time, so I think this would be exasperated with short term rentals.

I don't see what difference this would make. I think the district would be stepping out of bounds in enforcing this kind of policy as well. You either allow short term rentals or you don't, but you don't get to dictate further guidelines within that. That should be up to the homeowner.

To limit the days would be cause for someone to monitor that. It would add a great workload and increased cost to the people that own the homes there.

I guess maximum number of days per month. 5? Maximum number of renters per visit

DW1 collecting addition fees for short term rentals the money would replace and improve what? Common areas, streets, weed control, etc

New costs and DW1 isn't enforcing basic, health and fire safety and parking or return calls. DW1 has a plan to do more for existing residents?

Just a maximum per year if anything

You already asked this question in a vague way.

I'm not sure if above matters. I would need to hear the argument.

I strongly think short-term rentals shouldn't be allowed, but to define short-term I would clarify as rentals with duration of less than 1 month. If other homeowners strongly feel short-term rentals should be allowed, there should be a maximum rental period. Such as, owners can operate short-term rentals for 1 year but must live in for the 2nd year; or must long-term rent for 2 years after/between 1 year of short-term rentals.

Again, who's to say how long or short is appropriate? It is the OWNER of the house. No restrictions should be imposed by the metro district.

No, this should be up to the owner.

Parking for all renters in garage or driveway only. Also want to collect lodging tax. Required bear proof trash cans and they cannot be left in the street.

No extra fees should be charged, but if the district does decide to charge then it should be \$5-\$10 monthly - nothing extravagant.

I am not in support for any of this. If district does allow rentals, I do want restrictions. Limit stays to one week only (respondent did not further clarify if this one week was per month or per year)

Follow district rules (i.e., no long term parking on streets). There should be restrictions about noise complaints and neighbor complaints that would be defined and enforced.

Minimum stay 4 days, maximum 28 days

I do think charging additional revenues would be a big yes, but don't know how to regulate or enforce it efficiently. Trust factors of homeowners & renters seems very naïve at best. I don't know how we could implement this fairly. As far as trading homes or pet sitting, I feel this is done already. I have personally watched over various houses and pets while residents were away for many years.

No visitors besides those who have registered for use of the home. This would help eliminate parties.

Perhaps a noise curfew would be good. We need better playground surveillance (we've had issues).

Isn't the point of Airbnb & VRBO to travel cheaper?

Charging additional fees for STR: If this goes into affect, study impact for 6-12 months to later determine if a separate tax or fee structure is warranted

Policies about frequency and duration needs to be clear and strict. 1) Multiple days, 2) vacancy period between renters, 3) limit # of people allowed, 4) inform neighbors of rentals, dates, and number of people.

Should be no more than 21 days.

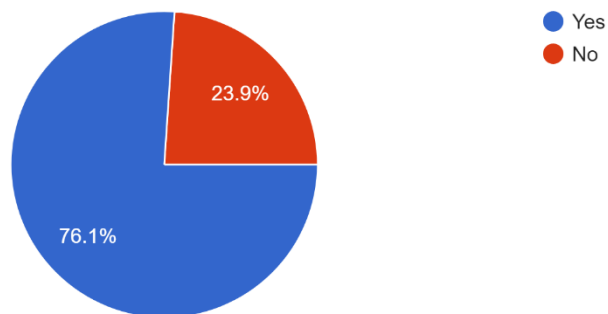
weekly

Limit number of people in residence and number of vehicles allowed.

Who will monitor and enforce survey outcome?

If new CCRs (covenants) are required either to allow or to prohibit short term rentals, would you support amending or changing the existing CCRs?

117 responses



Covenants? Support formalized policies? Overall Last Survey Thoughts?

Answered: 117 Comments: 54

Thank you for helping solidify these next steps. I really appreciate your initiative.

Geez this is dramatic for people it seems. I guess I'll try to come to the next board meeting and be a good homeowner even though it seems like I'm signing up to hear people complain when I think they should chill and get a hobby. BUT - THANK YOU TO THE AWESOME STAFF FOR DEALING WITH ALL OF THIS. It's obviously an issue, so thanks for doing your jobs, so I don't have to worry about my neighborhood and love living here (despite the drama and the fb page - Lawd, help us all)

One of the reasons we purchased a home in Durango West was so we could renovate our basement into a separate rental unit. Please don't crush our dream.

How would you enforce it? Surprise home inspections? Neighbors tattling on neighbors? If residents obey parking regs, pay for water, sewer, etc, why should anyone care if there is a different car in the driveway, or if someone with a different color hair walked in the front door.

Noise, Parking! Is that person supposed to be going into that house? I do not recognize them, should I call the cops?

Having a business pop up next door will not help my investment. Again: As a home owner, property value is money in the bank. Retirement savings. - Thanks!

We've owned our house in Dwest since 2004 and this past year, with more renters in the hood, the quality of life has diminished due to people not knowing or not caring about the neighborhood rules regarding fires, dogs, ATVs, etc. I think that people need to be reminded. It's a quality of life issue and it's a safety issue- particularly in terms of the fire danger. We try to- and in all but one case- have succeeded in addressing the issues with our neighbors by just communicating with them and coming from the point of, we all have to live in close quarters, let's work together to be good neighbors and make this work for all of us.

This is a highly condensed neighborhood and some people act like they live on 50 acres, with no disregard for others. Thanks for listening. We know you have a challenging job to manage this neighborhood and appreciate that you have given us the opportunity to provide input.

First, I think having the option of short-term rentals in our neighborhood is a perfectly fine idea. In fact, I would love the option for my own family and friends to have a short term rental within our neighborhood when they come to visit! The one concern I would have is if there were to be loud parties/disrespectful renters and those who perhaps don't know the rule of the neighborhood regarding quiet hours, trash, trail use, fire restrictions, etc. As long as those ground rules are established as well as accountability and consequences to the home owners should those rules be broken, I think short term rentals would be just fine.

I welcome the idea! Second, I don't see why the district should receive a percentage of the rental amount or tax. The district is responsible for maintaining roads, water and sewer... what does short term rentals on someone's own private property (who still pays their portion of all of those things) have to do with that? I'm open to hearing an opposing argument, but it seems to me this is just the district scheming for money. Third, I greatly appreciate the board surveying the residents of DW1 for opinions. I hope to see more of this in the future. My one area of concern is if addendums or additions to the covenants are indeed made, do we need to hold a vote as a neighborhood? The district board is not an HOA, so do they truly have the ability and authority to change and amend rules on their own accord? Fourth and last, is this survey truly anonymous if the first question asked is our street address? Thank you for putting thought and consideration into this issue and bringing the questions directly to the residents. I am eager to hear everyone's thoughts.

I may agree to change any covenants, but would have to read any proposed changes first.

We are going to be moving to Silverton and will rent our house out to long term renters. The option to make it a short term rental is tempting, but we have seen what that does to a community and it takes away the character of a neighborhood. So, we will stick to long term renters for now, but I'm curious how this will shake out.

Another option is only allowing a certain percentage of homes on a street that can be short term vacation rentals.

Why are trading homes and pet sitting lumped together??? It seems like trading homes is more like air bnb. Trading has more of a monetary benefit to the owner and maybe they should compensate the district accordingly- increased traffic, water usage etc. Pet sitting they actually kind of lose money because they are possibly paying someone to stay at their home at the same time as they are paying to travel. As I fill this out, considering environmental issues and some social issues, I am more against this than for it.

I've been wondering if my neighbors have a short term rental and it makes me uncomfortable.

The visitors park in front of my house, they have trespassed on my property setting off my home alarm before. I do not object to long term yearly rentals. However short term rentals can bring all types of people and I wouldn't feel comfortable with that being allowed unless it's a house trade or for pet sitting.

If short term rentals are allowed the by laws has a process. Follow it. And why hasn't DW1 enforced existing Covenants and allow things to get out of control with board living at DW1 and 2 paid employees. I would like return calls from voice messages requests and a copy of covenants.

DW1 has visual challenges and responses issues ,enforce of what residents understand covenants. Basics

Allowing short term rentals has greatly contributed to our area's housing crisis, and has negatively impacted the essential workers in our community. Durango West is one of the few semi-affordable housing developments in La Plata county and enticing real estate investors and speculators to gobble up units and turn them into vacation rentals would be a terrible loss.

Appreciate all you do but we would love the opportunity next year to be able to have a VRBO.

I believe short term rentals should be allowed. We already have some in place and haven't seen any issues. This will help our property values go up because in town short term rentals are heavily regulated and people are looking for homes where they can buy to stay in part of the year and still make enough money to cover their mortgage. They would be a good thing for our community here.

Do not allow short term rentals at all. We do not have the space or infrastructure.

As I understand it, DW2 is a much nicer neighborhood with only single family homes (and no trash trailers); yet they are running on less money than we have to pay. Come on, don't make this neighborhood worse!!!! Wish I'd bought the fixer-upper in DW2!

I do not support short term rentals for two main reasons: 1) affordable housing is nearly impossible to find in Durango now. DW1 is a place where first time home buyers can get a start. Allowing short-term rentals could result people out of state buying houses simply for income purposes, further reducing affordable housing for people who actually want to live here. 2) DW1 has tight knit neighborhoods. Having units that have strangers coming and going breaks up that community.

I am very supportive of allowing people to add ADUs on to their property. I am a little more hesitant on allowing rich people to buy second homes just to rent out to vacationers. We should be taking care of our residents and giving people who work in La Plata County somewhere to live.

People who vacation can stay in one of the many hotels downtown, or camp.

I enjoy having the short term rentals close for visiting family and friends.

I just love this community already, and have lived in too many cities where short-term rentals drove up housing prices and caused quality-of-life problems for neighbors with increased noise, traffic, and disrespectful short-term travelers not caring about maintaining the community.

Hopefully DW stays as such an affordable, long-term option for real people living in Durango!

I think with the lake of trust for the HOA in D-West you should not look to make any profit off of rentals if approved. There still is a lot of suspension from your members. Like when are the sewage fees going back down, where did the money from the other Metro district go and why where they not made to recover it for the sewage renovation?

Question regarding the question above on CCR's: has this been asked in the past? what was the response then? On the first page you said this is our neighborhood and our investment. Metro Districts and CCR's do NOT have specific written policies concerning ST rentals and I believe there are reasons for this. And it should stay that way. We live outside the city limits and having ST rentals here is completely different than say downtown, etc. and why they have restrictions/license/limits in the downtown area. I think of it as hospitality and hosting, and one thing to note in this conversation is that these systems to rent short term have an accountability build in on both the renter AND the rentee(s) to be on their best behavior. via comments, ratings on both party's part. That is what is great about those sites. If there is a problem talk to your neighbors. and Be a neighbor. Work it out like neighbors, don't triangulate. Let's all be responsible adults. I operate my life this way, and would like to continue to invite our neighborhood to address things directly with the person. It always works out better. I'll restate what I said on the first question, "I asked about the "complaints" or comments the district has received thus far, to better understand what is triggering this so these answers on this survey are without yet knowing those concerns. I would very much like to know those concerns, to better understand if/why we're even considering this. I specifically purchased this home with the intent of getting into home ownership only by being able to rent out a portion of my home. Whether long-term or short term, that is up to me. I still know I hold full responsibility of abiding by the neighborhood's safety and respect policies. And take that very seriously. So far I've only rented long term, but I've been considering short term and bought the home 2 years ago specifically asking the metro district those questions to confirm the policies in this neighborhood. For this to change would be a huge impact on my decision to be here, and particularly be able to afford my home. So I do hope you would call me and we can discuss what the real issues to allowing short term rentals really are, existing in our neighborhood."

I want to thank you for starting with a survey, I would just ask you to please continue this process if it goes any further by having a full discussion and not just bow to the loudest, squeaky wheel but keep to the vote of the WHOLE neighborhood.

I appreciate you considering our opinions! Thank you

I think the metro district doesn't need to get involved with regulating short term rentals in the neighborhood. It's done in cities because of the large effects it has on a very congested area, but this is not that. My opinion is no, don't create new restrictions or change the covenants. Deal with issues that may come up on a house by house basis, relationally neighbor to neighbor (I think the homeowner holds the highest responsibility to keep the neighborhood safe and respected.) And in the case that something becomes an issue that continues to go unaddressed, then that is then taken up between the district and the homeowner. Don't be a snitch if you haven't gone to the person directly (like anything else in life).

If they are allowed, homeowners should pay lodgers tax and a separate additional association fee.

Pet sitting is OK, but the Dw1 home must be the primary address for the homeowner.

This survey includes 2 homeowner opinions. We do not believe DW1 should be allowing business in the neighborhood. All Colorado lodgers tax should be paid and extra fees to District should be paid if any changes are made to allowing short term rentals.

On pet sitting or house trading: We don't think house trading or pet sitting is any different than short term renters (except there is no financial gain) because you are still allowing people you don't know into the neighborhood.

Additional comments: When problems arise with STR, that's when action needs to be taken. Written notices should be handed out with only a certain amount of penalties allowed until you force the homeowner to discontinue their STR. it is a privilege to have a STR and it should be treated that way. Thank you guys for hearing us out. This is an important topic.

I live close to a short term rental and the renters have all been very nice and considerate. Also, the owners of the home have made improvements to the home. I see no problem allowing this. I am proud of our neighborhood and am happy for others to enjoy it as well.

I did not move here to be inundated with people. This is a community who cares, helps, and gives support to one another with physical, emotional, and spiritual. Let's keep it that way.

I would only support changes to CCRs if this "required." Is this survey coming due to increases in rentals? Is this a current or future situation?

If STR are approved, very clear guidelines need to be in place and enforcement is a must! Parking on street should be a HUGE NO!! This goes for STR, homeowners, visitors, and renters.

Spelling out restrictions is kind of "cart before the horse" syndrome. All the restrictive issues mentioned in questionnaire should be reviewed individually as needed and revealed by this survey. Partial rant or tirade,

showing my age, but obviously society's perception of private homeownership has changed from a personal long-term investment to one of rapid turn over and large percent positive returns ("flipping" in just months or a few years). Because I was old school when I purchased in 1993, it was for the long-haul, and was in a small neighborhood/community. My cul-de-sac has been somewhat successful in that of the 6 houses, 3 have 30 year residents & only 1 has had short term owners. We still currently have committed residents and families with a sense of a positive neighborhood community. Having observed continued decline of homeowner participation less interest in being a "neighborhood" since the 1990s, it seems at times we are now just an "address." But I also know there is a remaining feeling of community among residents and families of school age children here, which is a positive influence. To allow the influx of short-term vacation rentals would further deteriorate the "neighborhood" and would cause further decline in the feeling of "community" to the profit of absentee homeowners. It further risks the result of becoming another "hollow" neighborhood, similar to a condominium-type or time-share situation.

I think it would also be great if we all knew which homes would be rentals. Not sure if that can be public, but it would help the community keep an eye on potential issues.

I would support covenants in favor of allowing short-term rentals. (added by Dw1: Respondent noted they felt some of the survey wording was biased against short term rentals)

Noted an additional person in same household agrees with this survey responses.

What type of insurance does the owner of these rentals have? What happens if my car is broken into, garage entered, someone pees in my yard? Renters have NO repercussions - they just leave. Can't let this go. DANGEROUS precedent and it's already expanding. We are not a hotel facility. We live in a neighborhood.

The CCRs should not be amended either way because of extra and hidden fees. You should have to register your home publicly.

If this passes, there needs to be rules against "guests" in the short term rentals (i.e., someone who isn't registered to stay there).

It shouldn't be anyone's business what others do with their homes. I believe we should be more engaged in other discussions such as the drug houses in the neighborhood and the unfinished basketball & tennis courts we can't enjoy.

There are not any current problems with STRs in the neighborhood. Why is this being pushed now? There are only two units out of several hundred in the neighborhood.

Short term renters are much more inclined than homeowners to have loud behavior, nasty dogs, junky vehicles. I know, have observed them for 20 years. Sales to new homeowners in Dw1 have been excellent. Why would we need short rentals?

We are undecided if we would support new or amended covenants. Two adults in the household are submitting same answers on one returned survey.

WOW!!! Great job, everyone. Thank you for taking time to weigh in on this important topic. Definitely more to come. Please don't panic – no quick decisions are coming, but the subject will remain on meeting agendas. The board will take time to review and carefully consider resident input.

Next meeting is August 25. September dates TBD. Thank you!