



Town of Blue River

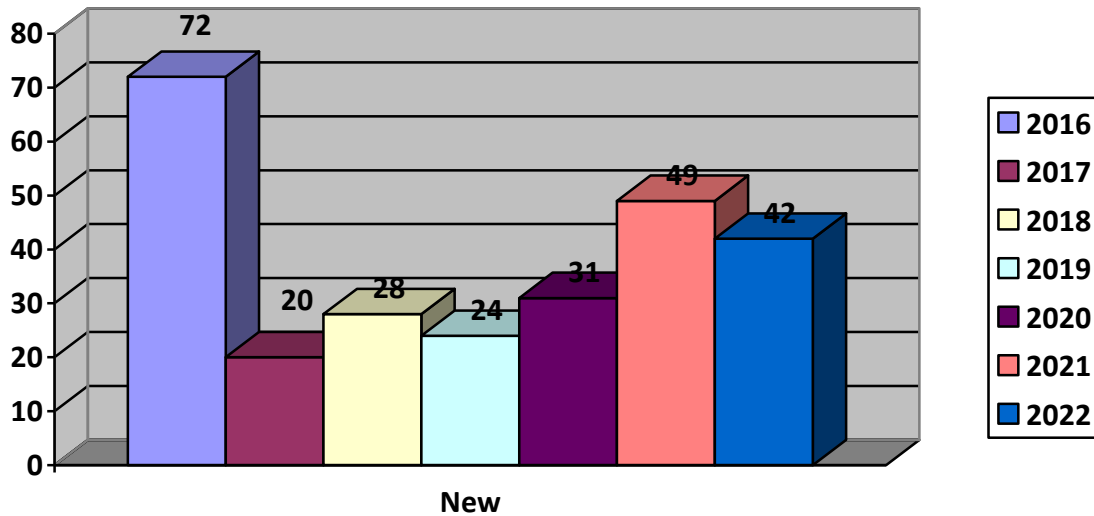
Staff Report
Short-term Rental Update
September 7, 2022
Submitted By: Michelle Eddy, Town Manager

Statistics

Issued by Year

2016	72	*Previous number included previous years prior to Town taking over program
2017	20	
2018	28	
2019	24	
2020	31	
2021	49	
2022 YTD	42	

Total Active Licenses as of 9/7/22: 198



New (never rented before) Licenses by year:

- 2017-20
- 2018-25
- 2019-20
- 2020-25
- 2021-43
- 2022-25

License turnover (STR one owner to the next):

- 2017-0
- 2018-3
- 2019-4
- 2020-6
- 2021-6
- 2022-17

License Cancellations:

- 2022-4

Total Housing Units Per 2020 Census: 761
Total Housing Units Occupied Full Time Per 2020 Census: 350
Build Out: 90%
Percentage of STR's in Blue River 25%*

This is based on built lots and does not include vacant lots or lots owned by a municipality, HOA or special district

Annual Revenue

Year	Sales Tax	Lodging Tax
2016	\$264,757.05	\$123,742.00
2017	\$237,468.92	\$126,585.55
2018	\$286,968.54	\$155,511.07
2019	\$425,616.72	\$166,883.33
2020	\$842,141.13	\$176,339.81
2021	\$844,558.23	\$228,743.34
2022 YTD	\$593,928.31	\$222,859.70

Percentage of STRs by Subdivision

*****Please note the percentage of STRS is based on total homes built within each subdivision and NOT buildable lots.***

Subdivision	Buildable Lots	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	41	8	22%	90%	30%
97 Sub	49	9	22%	84%	41%
Aspen View	20	7	44%	80%	19%
Blue Rock Springs	54	12	24%	93%	44%
Bryce Estates	7	0	0%	57%	25%
Clyde Lode	2	0	0%	50%	0%
Coronet	40	10	32%	78%	32%
Crown	72	20	30%	92%	35%
DOT Condo	37	5	14%	100%	27%
DOT Placer	4	0	0%	50%	100%
Golden Crown	8	4	80%	63%	20%
Lakeshore	43	11	28%	93%	30%
Leap Year	23	6	29%	91%	52%
Louise Placer	11	2	25%	73%	13%
McCullough Gulch	7	1	33%	43%	33%
Misc Sec TR7-77 Land	23	0	0%	22%	40%
Mountain View	46	12	27%	96%	36%
New Eldorado Sub	11	4	50%	73%	63%
New Eldorado Townhome	9	1	11%	100%	67%
Pennsylvania Canyon	2	0	0%	100	0%
Pennsylvania Canyon	1 open space	0	0%	0%	0%
Pomeroy	1	0	0%	0%	0%
Rivershore	8	0	0%	63%	20%
Royal	71	14	21%	94%	39%
Sherwood Forest	87	16	21%	90%	24%
Silverheels	6	1	25%	67%	25%
Spillway	21	3	16%	90%	26%
Spruce Valley Ranch	65	0	0%	68%	11%
Sunnyslope	35	12	40%	86%	47%
Timber Creek Estates	79	27	39%	89%	10%
Wilderness	57	13	24%	96%	38%

General Statistics

- Total Percentage of short-term rentals **25%**
- “Local” Breckenridge, Dillon, Frisco or Silverthorne addresses with STR License: 27 or 14%
- New Construction homes obtaining a STR License upon completion of home: 8 out of 43 new construction 2016-2021. (19%).
- 24 out of 57 home sales in 2021 obtained a STR License 42%.
- 12 out of 23 home sales in 2022 obtained a STR License YTD 52%
- 27/199 are listed in a name of a Trust/LLC/Ltd. Partnership 14%
- 35 Licenses have not remitted any taxes. 17 of those have not rented. Delinquent: 7%

Code Violations 2015-Present (9/7/2022)

Total Violations:

275

Violations for STR’s while licensed as an STR:

115 (42%)

2 out of 5 code violations 2/1/22-3/9/22 were for STRs

Percentage of Repeat Offenders:

>1%

Violations By Type Associated with STR in order of violation:

- Trash-majority
- Parking
- Occupancy Violation
- Noise
- Occupancy during Public Health Order