

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners

FROM: Greg Ballard, Development Code Administrator, Community Development
Chelsea Pronovost, Interim Director, Community Development
Nicki Akins, Code Compliance Coordinator, Community Development

DATE: September 22, 2025

SUBJECT: Short-Term Rental Program Update

STATEMENT OF ISSUE:

In June 2024, the Board of County Commissioners (BoCC) adopted a moratorium on new Short-Term Rental (STR) applications to allow time for development of updated regulations under Title 18 of the Jefferson County Code. Following public hearings, Planning Commission review, and Board deliberations, the BoCC adopted Ordinance 03-0407-25 in April 2025, repealing the moratorium and establishing new STR regulations. Key policy changes included a 4% cap on STRs by zip code, removal of the six-month grace period (except for legal non-conforming uses), and clarification that only permitted, permanent structures are eligible for STR use.

Since adoption of the ordinance, Community Development (DCD) has resumed accepting applications and is actively administering the program. We are coming before the Board to provide an update on program implementation, including application volume, progress toward the STR cap, early observations on what is and is not working, and our planned approach to enforcement going forward.

ANALYSIS:

The purpose of this update is to provide the Board with an overview of how the STR Program has been functioning since adoption of Ordinance 03-0407-25. This includes application activity to date, progress toward the established cap of 4% per zip code, and early implementation challenges. Monitoring the program is important to ensure the ordinance is meeting its intended goals of balancing housing availability, economic activity, and neighborhood compatibility.

DCD staff will also outline next steps for program administration and enforcement. This information will help the Board evaluate whether current regulations are functioning as intended and identify any areas that may warrant further policy discussion in the future.

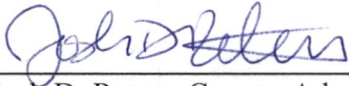
FISCAL IMPACT:

There is no fiscal impact associated with this presentation, as no Board action is being requested. Although STR applications generate permit revenue for several departments, this presentation is solely intended to provide the BoCC with a status update on the STR Program.

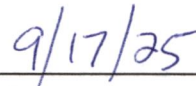
RECOMMENDATION:

No action required. This presentation is for informational purposes only.

REVIEWED BY:

A handwritten signature in blue ink, appearing to read "Josh D. Peters", written over a horizontal line.

Josh D. Peters, County Administrator

A handwritten date "9/17/25" in blue ink, written over a horizontal line.

Date