From: Mitch
To: dencc - City Council
Subject: A letter in Opposition to Bills CB16-0261 and CB16-0262
Date: Monday, May 16, 2016 9:40:55 AM

Dear City Council Members:

Please consider voting against Bills CB16-0261 and CB16-0262 today at their initial readings. These bills, although phrased as if they will "allow" short-term rentals in the City and County of Denver will be detrimental to the short-term rental market in Denver. This bill is anti-small business and will force most tourists who enjoy the option of short-term rentals to find other accommodations or visit another part of the state.

Last summer I hosted a family reunion in Colorado for 20 family members. I had originally planned on finding a short-term rental in Denver or Aurora, but I ended up moving the family reunion to Colorado Springs because of better options in short-term rentals. Before making the decision to move the reunion, I had found a very nice rental in the metro area, but the owner had been pressured by the city into not allowing rentals shorter than 30 days.

I understand that proponents of these bills argue that these bills will help the short-term market because they will make short-term rentals legal. Unfortunately, this is incorrect. By only allowing short-term rentals as an accessory use to a primary residences, many of the existing rentals will have to close and will be further regulated. Instead of passing this bill, a better solution would be a bill that allows short-term rentals whether or not they are part of a primary residence.

Please consider representing those who live and work in the City and County of Denver instead of representing Hotel Owners in this matter. Please consider that the voice of the people in this matter is more important than the tax money the writers of these bills seem to be seeking for CCD. Please consider that a vote for these bills is a vote for more regulation and a vote against small-business. Please vote pro-tourism and pro-small business by voting **NO** on Bills CB16-0261 and CB16-0262.

Mitchell Hess