

**From:** [Matthew Kiessler](#)  
**To:** [dence - City Council](#)  
**Subject:** Travel Technology Association-Re: Short-term Rental Regulation  
**Date:** Monday, June 13, 2016 2:13:01 PM  
**Attachments:** [Denver City Council Letter 6.10.16.pdf](#)

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Dear Denver City Council Member:

The Travel Technology Association, or [Travel Tech](#), as we are known, is the trade association for online travel companies, global distribution systems and short-term rental platforms. Our members include well-know short-term rental companies such as Expedia/Homeaway, TripAdvisor/FlipKey, and Airbnb.

Short-term rental technology companies have created a vibrant marketplace for travelers and property owners, expanding the travel landscape by offering alternative accommodations and providing economic benefits to communities around the world. We believe the Denver City Council should consider policies that would formalize and legalize *all* types of short-term rentals in the city, allowing both travelers and residents the ability to benefit from the fantastic travel and economic opportunities that short-term rentals provide.

At the heart of successful short-term rental regulation is an equal playing field that does not discriminate between the renting of a primary or owner-occupied residence and a secondary residence or traditional vacation home. Cities like Denver should seek to adopt sensible regulations that apply to all short-term rentals, so that travelers, owners, hosts, and property managers, the city and the surrounding communities can all benefit from the great economic opportunity that short-term rentals offer. Subsequently, travelers seeking alternative accommodations to the traditional hotel model should continue to see Denver as a viable travel destination that is willing to offer travelers and their families, choices when it comes to accommodations.

Travel Tech supports regulations that legalize short-term rentals, and believes that owners, property managers, or hosts should be required to comply with local regulations and remit the applicable local taxes. However, limiting ordinances that discriminate among different types of short-term rentals based upon use or occupancy will only deter overall compliance. Regulations and requirements for registration and taxation must be reasonable, affordable, inclusive, and easy to comply with, so that those interested in renting their property can easily understand and comply with the regulations.

The popularity of short-term rentals is evident, and with increasing frequency travelers are looking for short-term rental accommodations that provide flexible housing options and allow them to spend longer periods of time in communities, in a unique setting, all while contributing to the local economy. As such, we believe municipalities should embrace this economic opportunity by working with industry stakeholders to establish a reasonable framework for regulating short-term rental activity so that all may benefit.

The Denver community derives a very real economic benefit from the presence of short-term rentals and the travelers who occupy them. Quite simply, it is the difference between living like a local or just visiting. Denver should seek to embrace this opportunity rather than stifle it.

We encourage the Denver City Council to work toward developing sensible short-term rental regulations that can be easily complied with by renters and operators. If regulations are enacted in this regard, the city and surrounding communities have much to gain. Should Denver fail to adequately address this issue or enact regulations that hamper the widely recognized advantages of all short-term rentals, it would represent a missed opportunity to position the city's travel industry for a bright future.

The Travel Technology Association is available to the City as a resource as you continue to develop short-term rental policies. We look forward to having the opportunity to work with you and hope that the Council will refrain from enacting any ordinance that would negatively impact specific segments of the short-term rental industry, and instead, work to develop a public policy solution that recognizes the value of all short-term rentals to the city of Denver.

Sincerely,

Matthew Kiessling

The Travel Technology Association



June 10, 2016

Denver City Council  
City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

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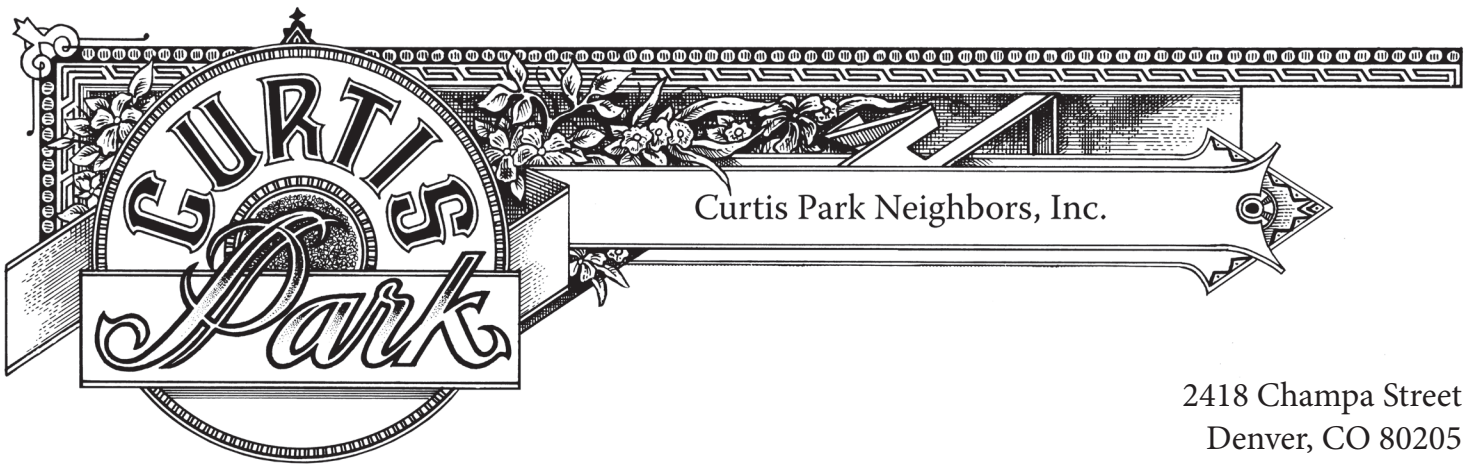
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Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Kiessling", with a large, sweeping flourish at the end.

Matthew Kiessling  
The Travel Technology Association



2418 Champa Street  
Denver, CO 80205

June 13, 2016

Denver City Council  
1437 Bannock St., Rm. 451  
Denver, CO 80202

**Curtis Park Neighbors Supports Proposed Zoning and Licensing Changes for Short Term Rentals, Limited to Primary Residence**

Curtis Park Neighbors (CPN) supports the proposed package of zoning code changes and licensing regulations to legalize, tax, and regulate short term rentals as an accessory use in all parts of the city where residential living is allowed, limited to the lessor's primary residence.

As active participants in city policy, we appreciate the significant time spent by Councilwoman Susman, staff, and neighborhoods throughout the city in developing this legislative package. As the key point of compromise, we believe that the primary residence restriction is crucial in order to limit the reduction in long-term rental units, which would otherwise worsen Denver's housing affordability crisis.

This position was adopted by the CPN Board of Directors, with a vote of nine in favor, zero opposed, and two abstentions, at our regularly scheduled April 2016 meeting, which was announced throughout the neighborhood in our monthly newsletter.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Hayden", is written over a light blue horizontal line.

John Hayden  
President, Curtis Park Neighbors

**From:** [Barge, Abe M. - CPD Planning Services](#)  
**To:** [dence - City Council](#)  
**Cc:** [Batchelder, Nathan D. - Excise and Licenses](#); [John Hayden](#); [Joel Noble](#)  
**Subject:** Position Statement on Short-term Rental Regulation from Curtis Park Neighbors, Inc.  
**Date:** Monday, June 13, 2016 12:04:50 PM  
**Attachments:** [06-13-16 Curtis Park CPN Position.pdf](#)

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City Council Members,

I have attached an RNO position statement from Curtis Park Neighbors, Inc. regarding tonight's public hearing for the proposed text amendment to allow short-term rentals as an accessory use (+ related business licensing provisions).

Regards,

-Abe



**Abe Barge, AICP | Senior City Planner**  
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