

**TOWN OF ALMA
BOARD OF TRUSTEES
ORDINANCE NO. 2026-08**

**AN ORDINANCE AMENDING THE TOWN OF ALMA
SHORT TERM RENTAL UNIT REGULATIONS**

WHEREAS, the Board of Trustees of the Town of Alma, Colorado, pursuant to Colorado statute is vested with the authority of administering the affairs of the Town of Alma, Colorado; and

WHEREAS, Article 16-20 of the Alma Municipal Code provides the rules and regulations for obtaining and renewing a Short Term Rental Unit special use permit(“SUP”)/license; and

WHEREAS, the Board finds that, in order to promote the local economy and tourism within the Town, it is appropriate to amend the Town’s short term rental unit regulations by eliminating the requirement that an owner must have owned the subject property for eighteen (18) months before obtaining a short term rental SUP/license and by reducing the minimum number of days that a short term rental unit must be rented during a permit period in order to qualify for renewal of a short term rental SUP/license.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF ALMA, COLORADO, THAT:

Section 1. Section 16-20-30(b) of the Alma Municipal Code is hereby amended as shown below, with deletions indicated by strikethrough and additions indicated by underline:

Sec. 16-20-30. Licensing of short term rental units.

(b) A separate short term rental unit SUP is required for each short term rental unit. ~~An SUP may only be issued to an owner upon provision of proof to the Town Clerk that the owner has owned the subject unit for at least eighteen (18) months.~~ The SUP shall be issued only to the owner of the short term rental unit and shall not be transferable to another owner or location. Notwithstanding the foregoing, an SUP may be transferred to the next of kin in the event of the death of an owner of a short term rental unit, but such SUP must remain for the same location.

Section 2. Section 16-20-31(j) of the Alma Municipal Code is hereby amended as shown below; with deletions indicated by strikethrough and additions indicated by underline:

(j) An SUP/license may only be renewed where the unit has been rented out as a short term unit for at least sixty (60) days during the previous permit period. Such a determination will be made by the Town Clerk based on the lodging tax returns, rental records, a signed sworn statement from the SUP/license holder or other such documentation as the Town Clerk reasonably deems sufficient. ~~remitted for the short term rental unit during the previous permit period~~

Notwithstanding the foregoing, an SUP/license holder who does not satisfy the minimum sixty (60) day rental requirement may renew the SUP/license by paying a deficiency fee. The deficiency fee shall be calculated by dividing the total amount of lodging tax remitted by the SUP/license holder during the previous permit period by the total number of days the short term rental unit was rented during that permit period, resulting in an average lodging tax remitted per rental day. The average lodging tax remitted per rental day shall then be multiplied by the number of rental days by which the SUP/license holder falls short of the sixty (60) day minimum requirement.

For example, if a short term rental unit was rented for forty (40) days during the permit period and the SUP/license holder remitted a total of \$800.00 in lodging taxes, the average lodging tax remitted per rental day would be \$20.00. Because the unit would be twenty (20) days short of the sixty (60) day minimum requirement, the deficiency fee would be \$400.00.

Any SUP holder/licensee that does not either meet the minimal days rented requirement or pay the deficiency fee must apply for a new SUP/license and will be placed on the waitlist if no SUP/licenses are available.

If an SUP/license holder fails to satisfy the minimum sixty (60) day rental requirement for two (2) consecutive permit periods, and again fails to satisfy the minimum sixty (60) day rental requirement during a third (3rd) consecutive permit period, the SUP/license shall not be renewed administratively. Upon timely application by the SUP/license holder, the Board of Trustees may conduct a public hearing to determine whether the failure to satisfy the minimum rental requirement was reasonable and whether renewal of the SUP/license is consistent with the purposes of this Article. In making its determination, the Board may consider all relevant circumstances, including whether the failure resulted from circumstances beyond the control of the SUP/license holder, the SUP/license holder's good-faith efforts to rent the unit, compliance with this Chapter, and any other factor the Board deems relevant. If the Board determines that renewal is appropriate, the SUP/license holder shall pay the deficiency fee described herein as a condition of renewal.

No SUP/license shall be renewed after four (4) consecutive permit periods in which the SUP/license holder fails to satisfy the minimum sixty (60) day rental requirement.

Section 3. All other sections and subsections of the Alma Municipal Code not specifically amended herein shall remain unrevised and in full force and effect

Section 4. Safety Clause. The Town Board hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Alma, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.

The Town Board further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

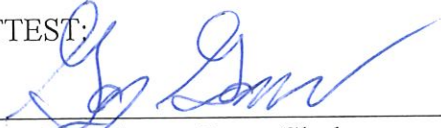
Section 5. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 6. This Ordinance shall become effective thirty (30) days after final publication by title.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED BY TITLE in a newspaper of general circulation in the Town of Alma at a regular meeting of the Board of Trustees of the Town of Alma, Colorado, this 7th day of July 2026.



Bob Kassel, Mayor

ATTEST:


Gary Goettelman, Town Clerk