

## Hosted Lodging Facilities

### Land Use Code Requirements

**Hosted Short-Term Rental** - A principal dwelling occupied by a full-time resident or owner living on-site where short term lodging (30 days or less) is provided to transient guests.

- Small Hosted STR = 1-10 guests
- Large Hosted STR = 10-16 guests

**Number of guests** – Determined by multiplying the number of guest bedrooms by 2.

Planning approval must be obtained prior to submitting a building permit application to convert a dwelling to a Hosted Short Term Rental. The planning process that is required is dependent on the proposed use, zone district, and proposed number of guests. Please contact the On Call Planner at [planning@larimer.org](mailto:planning@larimer.org) for more information and/or to request a pre-application meeting.

Once Planning approval is obtained, the building permit application will be automatically submitted to the Building Division for review.

The building permit application process for Hosted Lodging Facilities is listed below under Building Division Requirements.



### Department of Health & Environment:

Hosted Lodging Facilities serviced by a septic system or private well need to be reviewed for adequacy, use and size. Hosted Lodging Facilities offering food to the public (other than guests staying at the facility), may need a license for food preparation.

Any building permit application for Hosted Lodging Facilities requires Department of Health and Environment approval prior to issuance of the permit. For more information, call the Department of Health & Environment at 970-498-6780.

### Additional Contact Information

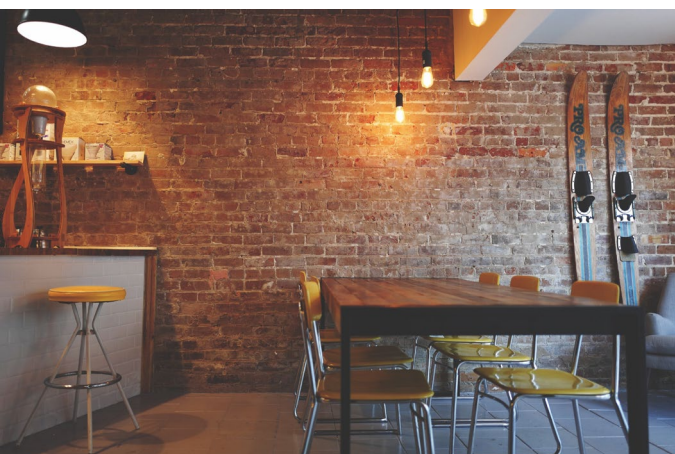
It is recommended that anyone interested in pursuing one of these uses should contact these applicable entities:

- Planning Division 970-498-7679
- Building Division 970-498-7660
- Department of Health & Environment (if on septic) 970-498-6775 or (for general information) 970-498-6780
- Division of Water Resources (if on a well) 303-866-3581
- Applicable Fire, Water and Sewer Districts
- [Colorado Department of Revenue Sales Tax](#)
- [Larimer County Sales Tax License](#)

## Building Permit Requirements:

Existing structures converted to a Hosted Lodging Facility require a building permit that will be initiated via the Planning process. The specific building codes that apply depend on the number of guestrooms (see below).

New structures, additions, and alterations require a building permit. Use the [residential permit application](#) for new construction, additions and alterations and follow the residential plan guidelines.

FIVE (5) OR FEWER GUESTROOMS (BEDROOMS)	SIX (6) OR MORE GUESTROOMS
<p>An “owner-occupied lodging house” (Small Hosted STR) with five or fewer guestrooms is considered a Single-Family Residence under the International Residential Code (IRC).</p> <p>A building permit, life-safety inspection approvals and a Certificate of Occupancy is required for an existing residence converted to a Hosted Lodging Facility. See <a href="#">Larimer County’s amended IRC</a>.</p> <p>Transportation Capital Expansion Fees (TCEF) fees do not apply.</p> <p>No fire sprinkler is required for Hosted STRs under the IRC. Check with your local fire district for specific requirements.</p> <p>A homeowner doing their own work on the home in which they reside may obtain a residential permit, or they can hire a Larimer County-licensed General Contractor. Anyone hired to do electrical or plumbing work requires a state license.</p>	<p>A large Hosted STR is classified as Occupancy Group R-1 under the International Building Code (IBC).</p> <p>A change of occupancy permit is required for converting a residence to a Large Hosted STR, and for new construction, additions, and alterations. Use the <a href="#">commercial permit application</a> and follow commercial guidelines.</p> <p>Transportation Capital Expansion Fees (TCEF) fees apply to a Hosted STR with six (6) or more guestrooms.</p> <p>A fire-sprinkler permit must be obtained through your local fire district or through the Colorado Division of Fire Prevention and Control<sup>1</sup> (if the Hosted STR is not in a fire district that issues sprinkler permits).</p> <p>Hosted STRs will be reviewed at the time of building plans submittal to determine the extent of accessibility required under the IBC and the International Existing Building Code. Colorado Revised Statutes handicapped accessibility requirements do not apply to privately funded residential properties containing less than seven (7) residential units. State rules do apply to properties with seven (7) or more residential units.</p> <p>Other code considerations include fire alarms, smoke alarms, emergency egress windows and exiting.</p> <p>All building plans for new structures, including floor layout plans for change of occupancy permits, must be stamped by a Colorado licensed architect. All structural plans for new construction, additions or alterations to an existing structure must be stamped by a licensed Colorado Professional Engineer.</p> <p>Commercial permits must be obtained by a Larimer County-licensed General Contractor (Class A or B). Electricians and plumbers require a valid state license.</p>
	

<sup>1</sup> Colorado Division of Fire Prevention and Control, Department of Public Safety, 690 Kipling St, Suite 2000, Lakewood, CO 80215, (303)239-4600, Fax (303) 239-5887  
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