

Shall Ordinance 2024-05
be repealed?"



— APRIL 1, 2025 —

A Call for Fairness: Why Repealing the Short-Term Rental Ordinance is the Right First Step

In December, 2024, the Town of Paonia passed a new Short-Term Rental (STR) Ordinance. Limiting Short-Term Rentals may seem like a step in the right direction BUT **the current STR Ordinance creates more problems than solutions.**

How this ordinance effects even YOU!

Loss of Property Rights: For decades, you have had the right to rent out rooms in your own home. This new STR ordinance deprives everyone of that right and restricts your ability to offer hospitality to students, interns, festival musicians, visiting artists, and even friends and family who are staying less than 30 days.

Passing laws that restrict how long you can offer hospitality in your home oversteps the boundaries of local governance.

If you live in your home most of the time, you should have the right to rent it out some of the time.

The ordinance should not include owner occupied homes.

Many people in Paonia juggle multiple jobs just to stay afloat, and renting out a room or a home short-term is one of the ways to help make ends meet. These new rules take away that option, making it even tougher to afford living here.

✦ **What are the Real Facts About STRs in Paonia?** Before deciding occupancy limits, allowable locations for STRs, and what restrictions should be imposed, ***we need real facts about STRs in OUR town, not assumptions based on other cities' policies.***

- How many Paonia STRs are owned by corporations vs locals who are just trying to make ends meet?
- How many Paonia STRs would actually convert to long-term rentals?
- What impact do STRs truly have on housing availability here?

✦ **Will the current STR Ordinance Solve the Housing Shortage?** - STRs make up **less than 5%** of Paonia's housing, and many STRs aren't suitable for long-term rentals. Stopping STRs won't magically turn them into long term housing. Renting a room in your own home does not shrink the housing supply.

The STR ordinance-

- Takes away jobs from local service workers who clean, repair, and maintain these properties
- Removes important options for visitors; local events, stores, shops, & restaurants will suffer the consequences.
- Sets an arbitrary limit on the number of STR's and gives away a permanent right based on who applies first.

✦ **Levies Unclear & Excessive Fees** -In addition to the license fees of \$500/house or \$150/room, STR applicants are also required to pay a \$250 non-refundable fee for a special review and may be required to remodel to have a 36" door.



Vote "YES" on 2b to Repeal

This ordinance unfairly restricts property rights, imposes unnecessary burdens, and can't really solve the housing issue. Repealing it isn't about favoring one group—it's about **starting fresh** with a fair, balanced policy that benefits everyone.

Ballots are mailed March 10th. On the ballot where it asks:

Vote YES on 2b- Repeal it!

Paid for by Common Ground Paonia