



## Short Term Rental (STR) Self-Compliance Affidavit

I/We, being of lawful age and being first duly sworn under oath, state the following:

STR Property Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

Name of Building (if applicable): \_\_\_\_\_

Owner's Name(s) or Name of Ownership: \_\_\_\_\_

Total Bedrooms/Sleeping Rooms: \_\_\_\_\_ Total Occupants Advertised: \_\_\_\_\_

**Initial every clause**, acknowledging compliance with these terms. **This form will not be accepted with X or check marks.**

### Life Safety and Town Code Compliance

\_\_\_\_\_ I have code compliant functioning Emergency Escape and Rescue Openings (a window or doorway that opens directly to the outdoors) in all bedrooms/sleeping rooms. All stairways that access my bedrooms/sleeping rooms are code compliant egress stairways.

\_\_\_\_\_ Emergency Escape and Rescue Openings, including window wells, allow proper emergency escape and are maintained to be **free of snow and useable throughout the winter.**

\_\_\_\_\_ If a windowsill is less than 24 inches above the interior floor and greater than 6 feet above the exterior surface, window fall protection is provided which limits the window to a 4-inch opening. When fall protection is installed on a window that serves as the Emergency Escape and Rescue Opening, there is a release mechanism that allows the window to fully open in case of emergency.

- \_\_\_\_\_ Flights of stairs with four or more risers have a code compliant handrail.
- \_\_\_\_\_ The open portion of a walking surface, stair, landing, balcony, or deck that is more than 30 inches above the floor or grade below has guards (rails) spaced no more than 4 inches apart.
- \_\_\_\_\_ An opening (door) between the garage and residence is equipped with a self-closing device. The door fully closes on its own and latches shut.
- \_\_\_\_\_ My numerical street address sign identification is visible and legible from the roadway year-round for emergency services to locate my property.
- \_\_\_\_\_ Working, UL listed Smoke Detectors that are recommended for use at high altitude (Photoelectric type of sensor) are installed in each sleeping room (bedroom); centrally located in the hallway giving access to each sleeping area; and on each level of a living area. Smoke detectors are less than 10 years old. All smoke detectors are hardwired and interconnected unless a hardwiring system is not already in place.
- \_\_\_\_\_ Working, UL listed Carbon Monoxide (CO) Detectors are installed if there is a fuel-fired (gas) appliance, gas or wood fireplace, or an attached garage. They are installed outside of each bedroom in the immediate vicinity of the bedroom(s); at a minimum of one CO detector per floor; and within any sleeping room that has a gas or wood fireplace or fuel-fired appliance. Carbon Monoxide detectors are installed within mechanical rooms that have a fuel fired appliance. CO detectors are less than 10 years old.
- \_\_\_\_\_ A 2.5lb. dry chemical (ABC) Fire Extinguisher is in each kitchen. Another 2.5lb. dry chemical (ABC) fire extinguisher is also located near the entry door if the kitchen extinguisher is more than 30 feet from the entry door or if the kitchen is on a separate level from the entry door. If the extinguisher is in a cabinet or not visible, a "Fire Extinguisher" sign is posted. If in a visible location, it is mounted to the wall.
- \_\_\_\_\_ If my Fire Extinguishers' manufacturing date is older than one year, they have current re-certification tags, or a new one has been purchased. They were purchased/inspected on \_\_\_\_\_(month) / \_\_\_\_\_(year).
- \_\_\_\_\_ Wood burning fireplaces, stoves and flues are properly maintained and professionally cleaned and inspected annually. The most recent cleaning/inspection occurred on \_\_\_\_\_(month) / \_\_\_\_\_(year). (Annual fireplace inspection report may be requested by Town staff at any point in time to verify safety for use. **If you do not have a wood burning fireplace, write N/A).**

\_\_\_\_\_ I do not have an open flame cooking device (grill) or a gas fired heating appliance on my combustible deck or within 10 feet of combustible construction, OR, I meet one of these exceptions: Single-Family Home or Duplex; the deck is protected with an automatic fire sprinkler system; the residence uses a LP-gas container no greater than nominal one pound capacity.

\_\_\_\_\_ Electrical Panels in my STR are accessible, are clearly labeled, and maintain 3 feet of clearance. If I cover my electrical panel with artwork, I will post signage indicating the location of the electrical panel is hidden by the artwork.

\_\_\_\_\_ Exhaust Systems: Bathrooms are equipped with exhaust fans to the outdoors that are operational and functional. Clothes dryers ventilate to the outside, with an exception for ductless clothes dryers.

\_\_\_\_\_ I understand that additional modifications may be required to allow for safe occupancy at my property i.e., fire extinguishers, street addresses, handrails, or other life/safety equipment.

### **Licensing Requirements**

\_\_\_\_\_ The use of my STR is in compliance with all the rules and regulations adopted by my HOA (if applicable).

\_\_\_\_\_ All Trash and Recycling will be properly disposed of per Town Code. All residential waste bins will be placed at the curbside for curbside collection no earlier than 5:30am on the day of pick up. Any nonwildlife resistant containers will be secured inside by 6pm on the day of pickup. Or trash will be properly disposed of in dumpsters at my condo complex.

\_\_\_\_\_ I will ensure that guests remain on the rental property and public property. I will ensure guests do not trespass on private property, including using others private property to access the ski area.

\_\_\_\_\_ Parking Plan: I advertise a total number of \_\_\_\_\_ parking spaces located on my property per my approved parking plan. \_\_\_\_\_ (#) are covered spaces (garage/carport), and \_\_\_\_\_ (#) are uncovered spaces. An HOA approved parking plan is provided confirming the number of parking spaces for my property (if applicable). I do not advertise or permit guests to have more parking spaces than what the HOA permits and/or what my approved parking plan states. I understand that there is no parking on Town streets or overflow parking for vehicles that exceed my approved parking plan and that guests are limited to the number of parking spaces per my approved parking plan.

\_\_\_\_\_ I will always have the required and current documents on-site:

- STR license is posted near the front door.
- The following documents are accessible to guests (i.e., welcome binder):
  - Current Self-Compliance Affidavit
  - Current Good Neighbor Policy
  - Approved Parking Plan
  - Trash Disposal Directions – includes location of trash and recycling receptacles, proper disposal instructions, and use of bear proof containers (if applicable).

\_\_\_\_\_ I will always have the required information on all my online property advertisements. This information is viewable on the advertisement(s) prior to booking. I understand there is a \$200 violation fine for violating the Town’s posting requirements for advertisements as detailed below:

- STR license number.
- The number of parking spaces guests will have access to per the approved parking plan.
- Advertised sleeping occupancy – this shall be consistent with what is declared in this affidavit, approved by Town Staff, and the occupant fee paid to the Town.
- Reference to Town website for Local Representative contact information. Sample statement: “For emergency contact/local representative contact information, refer to the Town of Mt. CB website, and navigate to the Short-Term Rental page.”

\_\_\_\_\_ My Local Representative or property management company is:

\_\_\_\_\_. If my local representative or property management company changes, I will notify the Town within 10 days of the change and will submit a new local representative authorization form and a copy of their driver’s license. My Local Representative will be available 24/7 while guests are in-house to address a property emergency or guest caused issue. My Local Representative will address any guest issues within 45 minutes after receiving a complaint.

\_\_\_\_\_ I understand my STR shall pass an inspection. Prior to any change in sleeping areas or occupancy, a new inspection that I schedule is required, and an additional occupancy fee must be paid to the Town. I understand that additional inspections to my STR may be done at random.

\_\_\_\_\_ My unit is insured for use as a short-term rental property.

\_\_\_\_\_ I will remit all lodging taxes to the Town of Mt. Crested Butte and the State of Colorado. I understand the [lodging tax collection policies](#). I understand that if I rent my property through Airbnb and a non-

integrated VRBO listing only, I will report my gross sales through the platforms at least once a year and remit taxes for any bookings outside the platforms.

\_\_\_\_\_ I acknowledge that my operation of the short-term rental shall not be conducted in a way which violates any Town Ordinance or State Statute. I have read the STR Ordinance and STR Guide and understand the rules and regulations, and that my license can be suspended, revoked, and/or fine may be issued if I do not follow the ordinance

**I SWEAR OR AFFIRM THAT ALL OF THE STATEMENTS MADE ABOVE ARE TRUE TO THE BEST OF MY INFORMATION AND BELIEF**

Owner Signature: *Rick Lott* \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_