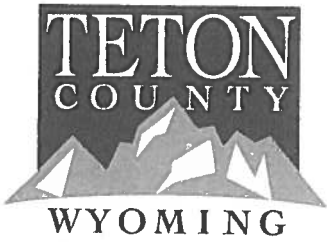


Melody

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www.tetonwyo.org

December 8, 2014

**RE: Short-Term Rentals in Teton County, Wyoming**

Dear Homeowner's Association,

The Teton County Board of County Commissioners have recently confirmed the current restrictions on short-term rentals pursuant to the Land Development Regulations (LDRs) Section 6.1.4.A, Residential Uses, and have directed the Planning and Building Department to enforce any violations regarding short-term rentals. You are receiving this courtesy letter as a Homeowner's Association.

PO Box 1727  
200 South Willow Street  
Jackson, Wyoming 83001

ph: 307.733.3959  
fax: 307.733.4451

The Board of County Commissioners have directed Planning staff to alert property owners in Teton County that any lease or rental agreement, written or verbal, where either a payment or in-kind services are given, must be for 31 days or more. If one chooses to rent a home or property, it can only be rented for a minimum time of 31-days in order to comply with the LDRs, with no other occupancy in the same timeframe. Teton County will not permit any property owners who may have rented previously in direct violation of the LDRs, to engage in short-term rental for less than 31 days. Teton County will be enforcing the restrictions on short-term rentals against all violators.

Section 6.1.4.A, Residential Uses states:

*"No residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of Sec. 6.1.5. A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use."*

Developments that have been approved for short-term rentals include the following list per Section 6.1.5. Short-term Rental Unit:

- i. *The Aspens (condominiums and single-family homes);*
- ii. *Teton Shadows (condominiums only);*
- iii. *Teton Village (condominiums and single-family homes);*
- iv. *Golf Creek (condominiums only);*
- v. *Jackson Hole Racquet Club Resort Commercial Area (Teton Pines and 64 lodging units);*
- vi. *Spring Creek Ranch (up to 200 units of the 301 dwelling units permitted);*
- vii. *Crescent H "Fish Lodges" (Crescent H lot 8).*

Many properties also have Accessory Residential Units (ARUs). Per Section 6.1.11.B, Accessory Residential Unit, approved units may only be rented per the following standards:

- *Occupancy is limited to persons employed within Teton County, family members or guests of the family occupying the main house. Guests shall be free of payment or in-kind services.*
- *Rental periods shall be a minimum of 90-days.*

Renting an ARU outside of the above parameters may result in the immediate revocation of the ARU permit and ultimately the requirement to remove sleeping quarters, and cooking and bathing facilities from the unit.

Lastly, we are seeing many property listings on vacation rental websites with large guest capacities. Please note that the majority of the homes constructed in Teton County were approved as single-family homes; therefore, should the house be rented long-term, occupants must comply with the "Family" definition of the LDRs in Section 9.5. Defined Terms:


*"Family means one (1) or more individuals related by blood, marriage, adoption, or guardianship, or not more than six (6) individuals not so related, occupying a dwelling unit and living as a single housekeeping unit."*

If homeowners have a listing on such websites as Vacation Rental By Owner, HomeAway, or Airbnb, all listings should comply with the LDRs and not advertise for rental of less than 31 days unless specifically allowed by the LDRs. Should Planning staff find future reservations that do not comply with the LDRs, this matter will be forwarded to the County Attorney as a violation of the Teton County Land Development Regulations. Wyoming Statutes authorize the County to seek abatement of these violations, authorize a fine of not more than \$750.00 for each offense, and provide that each day's continuation of a violation is a separate offense.

We ask that you share this information with your property owners so that all understand the regulations. In addition, Planning staff is working on an HOA contact list so that updates on such regulations as wildlife feeding, bear resistant trash containers, fencing allowances, etc. can be forwarded to your HOA on a regular basis. If your HOA is interested in receiving updates, please forward your contact information to me directly at [janderson@tetonwyo.org](mailto:janderson@tetonwyo.org).

Should you have additional questions or concerns, please contact this office at (307) 733-3959. Thank you for your time and attention.

Sincerely,

  
Jennifer Anderson  
Code Compliance Officer