



Town of Johnstown

Rules and Regulations for Johnstown Short Term Rentals

1. All Short-Term Rental properties shall submit a complete application and supporting documents listed on the application to the Town Clerk. Property and liability insurance, parking information, proof of ownership are examples of documentation that may be requested.
2. Any Short-Term Rental (STR) property shall be equipped with operational smoke detectors, carbon monoxide detectors, fire extinguishers in each unit accordance with current Town building or Fire Code regulations.
3. STR properties may be required to complete a self-inspection form from Front Range Fire Rescue or Loveland Fire Rescue Authority.
4. Egress doors and windows must remain operable and cleared of snow, debris or other obstruction. Egress windows with a vertical depth of more than 44 inches must be equipped with a permanently affixed ladder or steps.
5. During a Town-recognized pandemic or other health emergency, property owners are required to manage and operate the STR property in compliance with the best practice standards established by the Town Manager. Such requirements may include, but not be limited to, ensuring person physical spacing, reduction in guest occupancy limits, mandatory housecleaning and disinfectant services between guest stays, making disinfectants and sanitizers available to guests, and conformance with all applicable public health orders and directives.
6. The licensed premises of the STR may be inspected by the Town's building, fire, and/or zoning officials. Owners of a STR property must agree to cooperate with the inspections, and the failure to allow such inspection may result in the suspension of a STR license.
7. The license holder must complete and submit a certificate of registration for lodging.
8. The license holder shall pay all sales taxes, lodging taxes, and fees owed to the Town in a timely manner.
9. The Town Clerk must be notified of any material change to the information submitted within ten (10) days of the change.
10. Parking in private driveways shall be utilized first with overflow parking on the street if permitted.

The Community That Cares

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