



Short Term Rentals Information

Renting your home or part of it for
fewer than 30 days?

Learn about Superior's requirements.



About Short-Term Rentals

A short-term rental (STR) is when you rent your home, or part of it, to guests for fewer than 30 days at a time.

Everyone who offers a short-term rental must apply for and receive a license from the Town before advertising or hosting guests.

This is to protect neighborhoods, ensure safety, and manage the impact of short-term guests.

Get Your STR License

1. Apply online
 - a. Standard via STR Portal
 - b. Festival via email
2. Pay the application fee
3. Sign and submit the STR Affidavit
4. Provide proof of
 - a. Required liability insurance
 - b. Home ownership
 - c. Residency in Superior*
 - d. HOA/Metro District approval (if applicable)

**Required for Standard STR License*

Types of STR Licenses

Festival STR License

- May rent only during Town-declared special events.
- No more than 29 rental days per home per year.
- You may own more than one rental unit during these event periods.

Standard STR License

- May rent any time of the year.
- You may only own one rental unit.
- The person who owns the rental must live in Superior.

Rules for Hosts

- **Occupancy:** No more than two people per bedroom plus two extra people total.
- **Safety:** Rental must meet all Town building, health, and safety standards.
- **Taxes and fees:** You must collect and pay by the 15th of the following month:
 - Town sales tax (3.775% of rental income)
 - Lodging fee (\$4 per night)
- **Permission:** Get consent from HOA / Metro District, if applicable.



Short-Term Rental Host Tips

- **Communicate:** Respond to inquiries quickly, send check-in details in advance, and set clear expectations about house rules before guests arrive.
- **Prepare:** Fresh linens, cleared storage space, stocked essentials, and a printed welcome guide with Wi-Fi, appliance tips, and local recommendations go a long way.
- **Secure:** Use a smart lock, test smoke and CO detectors before every stay, and leave emergency contacts and the home's address somewhere visible.
- **Respect:** Share your contact info with nearby neighbors, and communicate quiet hours and parking rules to guests.
- **Track:** Record income and expenses from day one, review your insurance policy for STR coverage, and adjust your pricing seasonally to stay competitive.

More Info

Town of Superior STR Webpage:

www.superiorcolorado.gov/Government/Departments/Planning-Building/Short-Term-Rentals

 **Geoffrey Weathers**

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