

**TOWN OF FRASER, COLORADO  
ORDINANCE NO. 516  
Series, 2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF  
FRASER, COLORADO AMENDING CHAPTER 6 ARTICLE 8 SHORT-  
TERM RENTAL REGISTRATION**

**WHEREAS**, the Town of Fraser, Colorado (the "Town"), is requested by the East Grand Fire Protection District #4 to add an inspection for all short-term rentals in order to increase fire safety, emergency preparedness, and improve the overall quality of guest experience to Fraser short-term rentals;

**WHEREAS**, the inspection would be required to any property in the Town of Fraser which is intended for use of one or more persons on a rental basis, of a structure, mobile home, mobile property, boat, or other parcel of occupancy which may be listed for daily, weekly, or monthly rental of less than 30 days as a vacation property for use by an individual other than the owner;

**WHEREAS**, East Grand Fire Protection District #4 requires a fee for the inspection of short-term rentals, which may be amended as needed. The fee will be included in the current East Grand Fire Protection District #4 Plan Review & Inspection Fee Schedule;

**WHEREAS**, the short-term rental permit number shall be posted on the rental platform.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF FRASER, COLORADO, AS FOLLOWS:**

**PART 1: AMENDMENT OF MUNICIPAL CODE:**

Chapter 6 (Business Licenses and Regulations)), Article 8 (Short Term Rental Registration) of the Fraser Municipal Code (herein sometimes referred to as the "Municipal Code") is hereby amended as follows [Note: additions are shown in **bold underlined** print; deletions are shown as ~~strike through~~ print]:

Article 8 Short Term Rental Registration

Sec. 6-8-30 Rules and Regulations.

**(a)(6) For all short-term rental registrations and renewals after February 28, 2025, a certificate of valid inspection from East Grand Fire Protection District #4 dated within the previous 12 months is required.**

~~(6)~~ **(7)** Any other information as may be deemed necessary by the Town.

(b) Any property owner or designated property manager responsible for the management of the property shall maintain a current business license **or a short-term rental operating license** in accordance with [Chapter 6](#) (Business License and Regulations) of the Fraser Municipal Code. The fee for a business license is forty dollars (\$40.00) annually.

**(g) The short-term rental registration permit number shall be posted on the rental advertisement platform and/or listing.**

**PART 2: REPEAL.** Any and all existing ordinances or parts of ordinances of the Town of Fraser covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

**PART 3: SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town of Fraser hereby declares that it would have adopted this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases thereof be declared invalid or unconstitutional.

**PART 4: EFFECTIVE DATE.** This Ordinance shall take effect thirty (30) days after passage, adoption and publication thereof as provided by law.

**PART 5: PUBLICATION.** This Ordinance shall be published by title only.

READ, PASSED, ADOPTED AND ORDERED PUBLISHED BY THE BOARD OF TRUSTEES  
AND SIGNED THIS 4 DAY OF December 2024.

Votes in favor: 6  
Votes opposed: 0  
Votes abstained: 0

BOARD OF TRUSTEES OF THE  
TOWN OF FRASER, COLORADO

BY: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

Town Clerk



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