

Short Term Rental Guidelines

Revised December 2020

In San Juan River Village, a Short Term Rental (“STR”) is defined as any home being rented for less than 30 days. The San Juan River Village Property Owners Association (“SJRV POA”) requires that STRs follow certain guidelines to help ensure harmony and respect in the neighborhood.

The POA requires that the homeowner complete the following steps EVERY YEAR before operating as a Short Term Rental in San Juan River Village:

1. The homeowner must obtain a permit from Archuleta County.
2. Upon obtaining a permit from the county, the homeowner must register their STR with the SJRV Property Owners Association by completing the STR Registration Form, which can be found on our website.
3. Failure to register the STR before operating is a violation of the POA’s Rules & Regulations and will incur a fine.
4. Once the POA registration is submitted, the homeowner may begin operating as a STR.
5. The homeowner must register each STR in SJRV separately.

By registering your STR with the Property Owners Association, the homeowner agrees to the following:

1. The STR owner will ensure that all STR guests receive an electronic copy of the POA Rules before arrival.
2. The STR owner will provide a physical copy of the Neighborhood Guidebook for guests upon arrival.
3. The STR owner will ensure that the POA Rules are posted in the home where guests can see it.
4. The STR owner will ensure that all Archuleta County Vacation Rental Rules are followed.
5. The STR owner agrees to provide an on-call contact phone number for neighbors or the community manager to call if there is an emergency issue or alleged violation that needs immediate resolution. Examples include, but are not limited to:
 - a. Guests are making loud noises, especially after 10 pm.

- b. Guests are leaving the outdoor lights on all night long.
 - c. Guests are burning a fire during a fire ban.
 - d. Guests are being a nuisance to neighbors.
6. The STR owner agrees to have the phone number for their on-call contact included in a SJRV STR Directory. This directory will be provided to all owners. If a neighbor has an issue with one of your guests, the POA will strongly encourage the neighbor to call the on-call contact found in the directory, rather than approaching the guests themselves. Guests tend to become upset and frustrated when approached by a neighbor, which can lead to a poor review for your STR, and escalate an issue unnecessarily. The directory will also allow owners immediate access to your on-call contact's phone number, rather than calling the sheriff for the phone number. As required by Archuleta County, the sheriff is provided with all contact information for all registered STRs and has permission to distribute that contact information upon request.
7. The STR owner agrees that an on-call contact will be available to handle emergencies, issues, and POA violations while the home is rented. The on-call contact must resolve any persisting violations within an hour. If the violation persists, then the POA will make a report to the Archuleta County Vacation Rental complaint hotline, call the sheriff (if necessary), and a hearing will be scheduled to assess a fine for the violation.
8. The STR owner understands that, according to the POA covenants, violations and fines are assessed to the property, not the individual or persons causing the violation. The STR owner understands that if guests violate a rule, the property owner is responsible for attending any resulting hearing and paying any fines assessed to the property. This applies to all SJRV POA properties and owners, and their guests - not just STR owners.

Suggested Guidelines for STR Success:

1. To help prevent fires, provide gas grills and propane fire pits for your guests to enjoy.
2. Make sure your guests know the POA Rules by listing the rules on your online listing.
3. Ensure that your home will not be used for partying by including "No Partying" in your house rules and limiting the number of guests (even if it's less than what's allowed by the county).
4. Compare your nightly rate and fees to others in the neighborhood and make sure you are offering a competitive rate that encourages responsible guests who don't want to lose their deposit.
5. Make it clear to your guests that the POA will not tolerate actions that go against our rules and regulations. Consider monetary consequences for your guests if they break the rules.
6. If the STR owner is not the main contact for the business, please make sure that the POA is provided with accurate and up-to-date contact information for your property manager or on-call contact.

7. Talk to your neighbors and let them know that you will be operating as an STR. Listen to their concerns and questions and develop a relationship so that you can communicate if there is an issue with your guests.
8. Reach out to the POA Community Manager for more suggestions and help if you are experiencing difficulties or conflict with neighbors.

Thank you for doing your part to create a harmonious and peaceful community!

Questions? Contact the POA Community Manager at sjrvbusiness@gmail.com.