

**ORDINANCE NO. 12  
SERIES 2023**

**AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL  
AMENDING CHAPTER 16, SECTION 16-1-120 OF THE CRESTED  
BUTTE MUNICIPAL CODE.**

**WHEREAS**, the Town of Crested Butte, Colorado ("the Town") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

**WHEREAS**, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

**WHEREAS**, Town Council finds it is necessary and proper to amend Chapter 16, Section 16-1-120, of the Crested Butte Municipal Code as provided in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE COLORADO:

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Chapter 16, Section 16-1-120 is amended by adding the following definitions:

"Qualified Resident" means a full-time employee or business owner who lives in Gunnison County and works for a Local Employer(s) a minimum of 1,500 hours per calendar year or 125 hours per month. A full-time employee/business owner who worked 1,500 hours per calendar year for the four years immediately prior to their retirement, or ~~a disabled person who worked 1,500 hours per calendar year for the four years immediately prior to their disability~~ are also eligible students attending a post high school educational program which results in a certification, degree, or license from an institution with a physical presence in Gunnison County; except that for ADU rentals the minimum work requirement 1,200 hours per calendar year or 100 hours per month.

"Local Employer" means a business that maintains a location in Gunnison County and employs individuals that are Qualified Residents as defined herein.

**Section 3.** Chapter 16, Section 16-1-120 is amended by replacing the following definition of Rental, Long-Term to:

"Rental, Long-term" means the rental of any residential property for a term of not less than six (6) months to a Qualified Resident, which limitation of term of rental shall be recorded in the real property records of the County pursuant to Section 16-9-70 of this Chapter. Where a long-term rental is vacant for a period of three (3) months or more without prior approval from the

Town Manager, such property shall not constitute a long-term rental under this definition. In order to meet the definition of a long-term rental, such property must be actively offered for rent as supported by reasonable evidence. Long-term rentals left vacant for more than three months (3) shall be in violation of this section and shall be subject to the penalties outlined in Section 16-24-20.

**Section 4.** The codifier is hereby authorized to renumber the Code in conformance with these amendments.

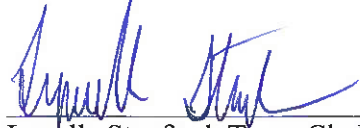
INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS 1<sup>st</sup> DAY OF MAY 2023.

ADOPTED BY THE TOWN COUNCIL UPON SECTION READING IN PUBLIC HEARING THIS 15<sup>th</sup> DAY OF May 2023.

TOWN OF CRESTED BUTTE, COLORADO

By:   
Ian Billick, Mayor

ATTEST:

  
Lynelle Stanford, Town Clerk