



# WHEAT RIDGE, Colorado

Up to date as of  
JANUARY 2020

Prepared by



Sponsored by



[james@erinandjamesrealestate.com](mailto:james@erinandjamesrealestate.com) | [erin@erinandjamesrealestate.com](mailto:erin@erinandjamesrealestate.com)

[www.erinandjamesrealestate.com](http://www.erinandjamesrealestate.com)



ERIN SPRADLIN



JAMES CARLSON

## HOW ARE WE DIFFERENT FROM OTHER AGENTS?

**[We are proud of our Zillow reviews.](#)**

**We were 8-5 professionals for 10 years before going into business for ourselves.**

**We pay 2.8% of our own commission back to a charity of your choice.**

**We get our clients under contract.**

## WHY THAT MATTERS TO YOU

We could tell you anything here, but our best proof point is our former clients.

We show up on time, we write coherent, spell-checked emails, we return your call/text/email within 24 hours (always) and usually within 1 hour. **(This makes a big difference in a competitive market.)**

Denver and Colorado Springs have been good to us and we think it's important to help them be good for others as well. Check out our list of recipients [here](#) and/or find charities [here](#).

And not just with the highest offer. Money is important to sellers, but so is time to close, inspection negotiation and youFr lender. We highlight all these things to get you the property you want.

---

## OBLIGATORY SELF-PROMOTION

We are real estate agents working with buyers, investors and sellers of all kinds. If you have any real estate questions, please reach out. We may not service your particular city, but we do have contacts up and down the Front Range, and can help consult with them to make sure you get a property that works.

## INSURANCE

[Proper Insurance](#) is the best in short-term rental insurance and can meet all your Airbnb and VRBO needs. Reach out to them at [www.proper.insure](http://www.proper.insure).

## LAWS CHANGE. STAY UP TO DATE.

Follow us on [Facebook](#). We'll announce when laws get updated and which ones you need to pay attention to.

## CLASSES

Did you know that we host monthly classes in Denver and Colorado Springs on a range of topics? We have classes on buying your first home, selling your home, Airbnb hosting, and a workshop about the laws for Denver and the surrounding cities. Find a schedule [here](#).

## DISCLAIMER

*While we aim to provide useful content gathered through interviews with city officials, we are not attorneys nor tax professionals. This information may not be exhaustive and should not be relied upon when making investment decisions. Before beginning any investment strategy, you should consult a legal or tax professional.*

---

## What You Need to Know

### LAWS

- There are two scenarios in which renting a home is legal in Wheat Ridge:
  - Renting a room in a home for a minimum of 7 nights and owner occupied
  - Renting your entire residence for 30+ days
- A Note: outside of these scenarios, it is illegal to operate an Airbnb (or other short-term rental in your home). That said, your neighbors are doing it and getting away with it.
- Wheat Ridge is hoping to discuss short-term rentals in March of 2020.

### COMPLIANCE

- At this time, the City of Wheat Ridge does not have the resources to actively pursue Airbnb rentals. Most complaints are neighbor-driven, so if you keep your neighbors happy, you are likely good to go for awhile.

### TAXES

- At this time, the City of Wheat Ridge has no official documentation around short-term rental laws, and thus does not collect taxes for it.
- Other taxes
  - Unlike the City of Wheat Ridge, [the state of Colorado has reached an agreement with Airbnb](#) for the STR platform to collect a number of Colorado taxes on behalf of hosts. This includes the state sales tax (2.9%), lodging tax for 28 counties for which the state collects (between 0.9% and 2.0%), local marketing district tax (between 1.4% and 4%), and a few local sales taxes in small municipalities for which the state collects.