

As the Holiday Season begins and our busiest months on the mountain quickly approach, we would like to ask for your assistance and cooperation in avoiding house parties this winter season.

With the State essentially in lockdown mode, restaurants, bars, event centers, and other places that typically would host holiday parties will not be open. We are very concerned that this could lead us to the same place we were in back in late spring and summer – House Party Central. We need your assistance in helping us to prevent this from reoccurring. Please be diligent in deciding who to rent to, especially on New Year’s Eve. Please consider implementing a few of the following procedures to help avoid house parties:

1. Require a four-night minimum over New Year’s weekend. Whatever you do, avoid a one-night rental on 12/31.
2. Update your online ads and “house rules” to read, **“NO PARTIES ALLOWED. The City and Sheriff will issue citations and evict guests who disturb the neighborhood with noise, bring too many cars, or exceed the occupancy limits. Refunds will not be granted if you are evicted.”**
3. Utilize your in-person check-in to reiterate the fact that occupancy limits, parking, and noise violations will be STRICTLY enforced by you the City. Reinforce the quiet hours of 10 p.m.-7 a.m. and ask that all outdoor activities cease at 10 p.m. Send a courtesy reminder text at 10 p.m. reminding them to keep the noised level down and to move inside.
4. Monitor your property for over-occupancy by using a [Ring video doorbell](#) and by having your 24/7 contact person drive by the property a couple hours after check-in and throughout the weekend.
5. Consider installing the [Noise Aware](#) device and mobile application that will alert you when your guests are getting loud. You may be able to avoid the complaint from your neighbor by responding to the alert before things get out of hand.
6. Raise your minimum age requirement and deposit amount. Penalties for non-compliance can be as high as \$1000 per day. Ultimately, the property owner can be held responsible for any violations of their guests. Be sure to have a deposit that helps entice guests to behave appropriately and covers you in the event they do not.

Please help us ensure an enjoyable winter season for all of us on the mountain by making sure we do not have a repeat of the parties, trash, over-occupancy, and parking issues we experienced last spring and summer. The City will not tolerate a repeat of the behavior we saw earlier this year. We will have three full-time Code Compliance Officers working closely with the County Sheriff’s Office 24/7 to ensure a peaceful winter. **There will be a zero-tolerance policy in effect for party houses.**

Thank you in advance for helping us make this winter season an enjoyable one for all those spending time on the mountain. We are working hard to add infrastructure and amenities to help ensure a positive guest experience. Please do your part to make sure their peaceful retreat is not ruined by those throwing loud parties in our neighborhoods.