

Cap on Licenses

Concept: Apply a hard cap on the number of annual VRD licenses issued that is not lower than 220 or higher than 275 (roughly 4% to 5% of the City's housing stock. Cap can be adjusted by Council resolution.

Rationale: Cap is needed to preserve City's long term housing stock and 4-5% is in line with the approach taken by other cities with an economic base that is not solely dependent upon tourism (e.g. Durango 4%, Santa Fe 6%).

Other options:

- Impose a cap that is outside of the listed range and/or set caps that vary by neighborhood.
- Establish a cap that is based upon a % of the City's housing stock (i.e. number of licenses grows as new units are built).
- Do not impose a cap (status quo).