

Bed and Breakfast Facilities

Land Use Code Requirements:

Bed & Breakfast (definition) - an owner-or-operator occupied dwelling where lodging rooms are provided to transient guests for 30 or fewer consecutive days.

10 or fewer guests - A bed and breakfast in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate, R-Residential, R-1 Residential, R-2 Residential and AP-Airport zoning district accommodating ten (10) or fewer guests requires approval through the **Public Site Plan Review** process.

More than 10 guests - A bed and breakfast in the FA-Farming, FA-1 Farming, FO- Forestry, FO-1 Forestry, O-Open, E-Estate, E-1 Estate, RE-Rural Estate, RE-1 Rural Estate and AP-Airport zoning district accommodating more than ten (10) guests requires approval through the **Minor Special Review** process.

Number or guests – determined by multiplying the number of guest bedrooms by 2.

A bed and breakfast in the A-Accommodations and T-Tourist zoning districts is allowed but may require **Site Plan Review**.

Planning approval must be obtained prior to submitting a building permit application (if required). Once Planning approval is obtained, a building permit application (if required) may be submitted to the Building Department.

See summary of the building permit application process for B&Bs under the building department requirements on the next page.



Department of Health & Environment:

B&B facilities serviced by a septic system or private well need to be reviewed for adequacy, use and size. B&B facilities offering food to the public (other than guests staying at the facility), may need a license for food preparation.

Any building permit application for B&B facilities require the approval of the Health Department prior to issuance of the permit. For more information, call the Department of Health & Environment, at (970) 498-6780.

Additional Contact Information

It is recommended that anyone interested in pursuing a B&B contact these applicable entities:

Planning Division 970-498-7679

Building Division 970-498-7660

Health Department (if on septic) 970-498-6775

Division of Water Resources (if on a well) 303-866-3581

Applicable Fire, Water and Sewer Districts

Colorado Department of Revenue Sales Tax:

<https://www.colorado.gov/pacific/tax/sales-tax-account-license>

Larimer County Sales Tax License:

<https://www.larimer.org/finance/sales-tax/info>

Larimer County Planning Website:

<https://www.larimer.org/planning/bed-breakfast>

Building Permit Requirements:

New structures, additions and alterations require a building permit. Existing structures converted to a Bed and Breakfast may require a building permit depending on the use (see below).

FIVE (5) GUESTROOMS OR FEWER	SIX (6) OR MORE GUESTROOMS
<p>Considered a Single-Family Residence (SFR) under the International Residential Code (IRC).</p> <p>Use the <u>residential</u> permit application for new construction and follow the residential plan guidelines.</p> <p>Change of occupancy permit not required for existing residences converted to a B&B. A building permit may be required for additions and alterations.</p> <p>Transportation Capital Expansion Fees (TCEF) fees do not apply.</p> <p>No fire sprinkler required under the IRC. Check with local fire departments for their requirements.</p>	<p>Occupancy Group R-1 under the International Building Code (IBC).</p> <p>Use the <u>commercial</u> permit application for new construction and follow commercial guidelines.</p> <p>Change of occupancy permit required for converting residence to a B&B (<u>commercial</u>).</p> <p>Transportation Capital Expansion Fees (TCEF) fees apply for a B & B with six (6) or more guestrooms.</p> <p>A fire-sprinkler permit must be obtained through your local fire department or through the Colorado Division of Fire Prevention and Control¹ (if the B & B is in a fire district that does not do fire inspections).</p> <p>Colorado Revised Statutes handicapped accessibility requirements do not appear to apply for privately funded residential properties containing less than seven (7) residential units. They do apply to properties with seven (7) or more residential units. B & B's will be reviewed at the time of plans submittal to determine accessibility requirements under the IBC and International Existing Building Code.</p> <p>All building plans for new structures and floor layout plans for change of occupancy permits must be stamped by a Colorado licensed architect. All structural changes to an existing structure must be stamped by either the above-noted project architect or a Colorado registered structural engineer. All structural plans for new B & B's must be stamped by a Colorado registered structural engineer.</p>



¹ Colorado Division of Fire Prevention and Control, Department of Public Safety, 690 Kipling St, Suite 2000, Lakewood, CO 80512, (303)239-4600, Fax (303) 239-5887