

**Topic:** Stakeholder/ non-electors participation in the Town of Keystone

- second homeowners
- business owners
- full-time and seasonal employees who work Keystone, but may not live in Keystone

**Q:** What ways should **non-electors** participate in the operation of the town?

**Q:** Should **non-electors** be able to participate on commissions and councils?

**A:** The Charter Commission has received feedback from the Keystone Community regarding non-electors participation in the operation of the town.

**Second Homeowners Perspective:** Some second homeowners would like the opportunity to cast a vote equal to residents for the following reasons:

- Second homeowners own over two-thirds of the property in Keystone
- Second homeowners would like to vote on issues that directly affect them, such as STR policies and restrictions.
- Second homeowners would like a say in tax issues:
  - The majority of the revenue that will come to the Town of Keystone will come from sales taxes and a possible lodging tax, most of which is generated by visitors who rent condos from second homeowners.
- Some second homeowners spend nearly as much time in Keystone as their primary residence, and feel as invested in the community.
- Some second homeowners do not feel entitled to a vote as long as their interests and voices are recognized.
  - Colorado voting laws restrict voting rights to permanent residents
  - Receive a vote according to their primary residence
  - State laws vary, in Colorado resident income tax contributes to the community connected their a registered voter's primary residence.

**Resident Perspective:** Residents have expressed their desire to protect their power and voting rights over the town's operations and interests.

- Residents have expressed that if second homeowner voting rights are included in the Charter they will actively campaign to defeat the Charter.
  - Only residents get to vote on the passage of a proposed Charter.
  - If the Charter is defeated, Keystone would default to a statutory town, which would negate many of the benefits sought through incorporation.
- Residents believe second homeowners would outnumber residents by approximately 2 to 1, which would negate resident votes.
- Second homeowners would have too much potential influence without assurance that they know what they are talking about, or have common interests.
- Some 2<sup>nd</sup> Homeowners own property only as an investment and spend little to no time in Keystone, and thus should not have any say in the operation of Keystone.
- Having a Voice is not equal to having a vote.
  - Votes aren't for sale with property.
  - Participate in Town meetings.
  - Lobby through community organizations like KOA.
  - The 70 HOAs in Keystone, have and will, set the tone for most neighborhoods, so most owners have a second level of representation.
- *One Person, One Vote:*
  - Second, third, fourth homeownership or business ownership shouldn't buy additional political influence. Voting rights shouldn't be based on accumulation of wealth, it should be based on residency.
- Trust the residents.
  - Not all second homeowners expect the right to vote, they trust the residents, and cast a vote in the location of their primary residence.
- The general consensus of residents is to allow stakeholders the ability to serve on commissions and committees.
- Vote where you pay income taxes and lay your head most of the time.
  - Voter fraud is a federal offense, and is punishable by a fine and/or jail time.

- Many property owners are not eligible to vote in Colorado or general elections, may not be citizens of the U.S., many properties have multiple owners.
- According to the Colorado Municipal League, there are 272 cities and towns in Colorado.
  - Only one “town,” Mountain Village allows second homeowners to vote.
    - Mountain Village, incorporated in 1995 is more of a homeowners association than a real town. It’s a development that sits above the town of Telluride, similar to Peak 8 in Breckenridge.
    - Mountain Village restricts second homeowner votes to those with a 50% or more interest.
    - Mountain Village restricts voting for second homeowners to those whose properties are in their name, not an LLC.
  - Residents in Telluride and Vail have considered second homeowner voting rights, but residents have overwhelmingly rejected the initiative.
    - In 2003, Telluride rejected second homeowner voting rights
      - Tellurides’s population in 2003 was 1,985
    - Similar resort communities (Telluride, Vail, Aspen, Breckenridge) where property is overwhelmingly owned by second homeowners do not extend voting rights to second homeowners.

**Notes:**

- On average, just over 50% of eligible voters vote in presidential elections; midterm elections hover around 40%, and the the turnout rate in local elections is traditionally much lower. According to the National Civic League, “across the U.S., only 15 to 27 percent of eligible voters casts a ballot in their local election.” Further, their review of voter turnout rates in mayoral elections across the U.S. reflects turnout rates as high as 47% and as low as 6%.
- Keystone receives no property tax, property tax goes to the County.