

Summit County (Telluride CO)

Short-Term Rental Regulations

Summit County, Colorado, regulates short-term vacation rentals to address neighborhood impacts and life safety issues. Summit County's regulations for short-term vacation rentals (STRs) are applicable to properties within the unincorporated areas of Summit County.

Summit County defines an STR as a residential dwelling unit, or any room therein that is rented for periods of less than 30 consecutive days. At this time, there are no limitations on the number of STR units licensed within the unincorporated areas of Summit County.

Below, you'll find information on operating an STR in unincorporated Summit County.

Regulations Shortcuts

Here are some helpful shortcuts referenced in the STR Regulations:

- Summit County STR Ordinance and Code Section 3821: [Short-Term Rental Regulations \(pdf\)](#)
- [Summit County Development Code, Chapter 3 \(pdf\)](#)
 - Code Section 3803: Bed & Breakfasts (starting on p. 116)
 - Code Section 3700: Parking Requirements (starting on p. 102)
 - Section 3505.07 Lighting Regulations (starting on p. 35)
- Figure 3-2: [Land Use Matrix \(pdf\)](#)
- [Good Neighbor Guidelines \(pdf\)](#)
- [Definitions \(pdf\)](#): Loft as a sleeping room, lock-off room, floor area
- [CRS 38-45-104: Carbon monoxide alarms in rental properties \(starting on p. 555\)](#)
- [Summit County Building Requirements for a Loft \(pdf\)](#) (as a sleeping room, p. 7)

- Section 6 CCR 1010-14: [Sanitary Standards and Rules for Public Accommodations](#)
- Section 5CCR 1003-5: [Swimming Pools and Mineral Baths](#)
- Section 5CCR 100-11: [Primary Drinking Water Regulation](#)
- CRS [30-28-124: Penalties](#) (starting on p. 368)
- [Sales tax regulations](#)
- [Short Term Rental Building Permit Checklist](#)
- [STR Acknowledgements Page](#)
- Summit County [Noise Ordinance](#)

STR Responsible Agents

The Responsible Agent (RA) is the main point of contact for your short-term rental unit. If an issue pertaining to your STR is reported, the Responsible Agent will be contacted, and he or she will have 60 minutes to respond with a plan for resolving the issue. The Responsible Agent is required to be available to respond to issues 24/7 and must have a text-enabled phone.

An STR license holder can serve as the Responsible Agent for the STR unit, but only if they can commit to being available to respond to issues 24/7.

To change the responsible agent on your STR license, click on the button, "Update Responsible Agent Information" in the [Host Compliance Portal](#).

Good Neighbor Guidelines

The Good Neighbor Guidelines are a code of ethics that visitors should follow to avoid negative impacts on the community. The document contains guidance on topics such as parking, wildfire prevention, respecting wildlife, waste disposal, noise and outdoor lighting.

STR license holders are required to provide these guidelines to renters along with the rental contract and must be posted in a prominent location inside your rental unit so that visitors will see them. Download the [Good Neighbor Guidelines \(pdf\)](#).

We have also developed a one-page fact sheet that provides guidance on COVID-19 in Summit County. We encourage you to share it with your guests. [Download the fact sheet \(pdf\)](#).

Accessory Apartment/Lock-Off Unit

When an accessory apartment or lock-off unit is established on a parcel, either the unit or the primary residence shall be restricted to long term rental (6 months or longer) to persons employed within Summit County a minimum of 30 hours per week. Accessory apartments are ONLY permitted as a means to increase the supply of local resident workforce housing. **Short term rental of the restricted unit is strictly prohibited.**

All accessory apartments need to submit a [Class 2 Administrative Review Application](#). All permits issued for an accessory apartment shall include the requirement that the property owner record a covenant restricting the use and occupancy of the property. **Creation or use of one of these units without the required permits is a violation of Summit County Building and Zoning Codes.**

For more information on Accessory Apartments, [download Code Section 3809.03](#) or contact the Planning Department at [\(970\) 668-4200](#)

Contact

- Call [970-668-4186](tel:970-668-4186)
- [Email us](#)

FAQ

I only plan to rent my unit once a year, do I need a short term rental license?

Yes, if you rent out your home for periods of less than 30 consecutive days, you must obtain a short term rental (STR) license .

Do I need a license before advertising my short term rental?

Yes, all STR properties must receive a permit before advertising or operation.

How do I find out if my property is located in unincorporated Summit County?

Search for your address on the Summit County [GIS Parcel Query Tool](#) . You can locate the jurisdiction of your property on the bottom left of the page.

I am switching property management companies. How do I update that information in my STR license?

The responsible agent/property manager on the active license will need to access the license via the [Host Compliance portal](#) and update the information.

I recently purchased a home that has an active STR license. How do I get the license switched over to my name?

All STR licenses are non-transferrable. The current license will be closed when the purchase of the home is finalized and a new license application will need to be submitted by the new owner.

I have an active STR license or have submitted a new application prior to the start of the moratorium. Will the new STR regulations being proposed affect my license?

All STR licenses that were approved or submitted for review before the moratorium began on 9/18/2021 will not need to come into compliance with the new regulations until September 2026 or if the property sells/transfers ownership, lapses or is revoked.

I've heard that the town of Breckenridge/Dillon/etc. is also in a moratorium and changing their regulations. What does that mean for my STR property?

Each incorporated town in Summit County has their own process and regulations for short term rentals. Our jurisdiction is strictly in unincorporated Summit County and therefore does not work with the towns regarding short term rentals not in our jurisdiction.

How do I know if my property is in a Resort Zone or a Neighborhood Zone?

The Resort Zone includes Copper Mountain, Keystone, Tiger Run Resort, and sections of Peak 7 and Peak 8 in Breckenridge. You can check the [maps provided](#) on our home page to see if your property is located in one of these areas.

I am currently in the process of purchasing a property in unincorporated Summit County. Can I apply for an STR license before closing?

Yes, please email STR@summitcountyco.gov with a letter from the current owner(s) granting the buyer permission to apply for the STR license and then proceed with the application process as usual.