



Short-Term Rental (STR) Moratorium Special Exception Request

Moratorium: On September 18, 2021 a moratorium on the acceptance and issuance of new STR licenses in unincorporated Summit County took effect. The moratorium is planned for 90 days to allow staff time to propose new regulations to address the increase in STRs and their impact on local workforce housing.

Moratorium Applicability Details:

1. **Unincorporated Summit County:** This moratorium only applies to unincorporated Summit County, meaning the areas of Summit County that are outside of town boundaries. If your property is within the limits of a town, contact the applicable town for more information. To see where your property is located, use the [Parcel Query Tool](#).
2. **Resort Area Exemption:** The traditional resort areas of [Copper](#), [Keystone](#), and [unincorporated neighborhoods at the base of Peak 8](#) at the Breckenridge ski area were exempted from this moratorium. If your property is in one of these areas, you do not need to complete this form and you can apply for an STR license through the [Host Compliance Portal](#).
3. **New License:** If you are converting an existing permit to a new license, you can proceed as normal, there is no moratorium on the conversion of existing approvals that have not expired. As a reminder, a change of ownership causes an STR approval to expire.

Special Exception: If you are considering a new STR license on a property that within unincorporated Summit County and it is outside of the defined resort areas, there is a moratorium on the acceptance and issuance of STR licenses. However, to account for very limited and unique circumstances where a property owner is able to prove detrimental reliance on the issuance of an STR license, the planning department will accept an application for a special exception per the terms of the [Attachment B](#) to the moratorium. The approval of a special exception in no way “grandfathers” you to STR under the current regulations in perpetuity, this simply will allow you to submit and, provided all applicable requirements are met, receive approval of an STR license under the current regulations during the moratorium.

1. **Intent to STR:** Special Exceptions will only be considered for those whose basis for the financial decision to purchase or construct a property was based on their expected ability to short-term rent.
2. **Purchaser:** To qualify as a purchaser, you must have been under contract on a property prior to 12:00 a.m. on September 18, 2021.
3. **Developer:** To qualify as a developer, you must be expecting a certificate of occupancy during the effective dates of the moratorium.

Submittal Instructions: An application form for this special exception is contained on the following page. You will complete this form and email it with the required supporting documents to str@summitcountyco.gov, with the subject line of “Special Exception Request_Address” (fill in the address). Only complete applications will be accepted, please send all materials in one email.

You will be notified once staff makes a determination on your application and, if approved, you will apply for your STR license through the [Host Compliance Portal](#). This is not an application for your STR license.

Short-Term Rental (STR) Moratorium Special Exception Request Form

<u>Date:</u>	
<u>Property Location:</u>	
<u>Property Schedule Number:</u>	
<u>Nature of Property Interest Affected</u> (Example: fee interest, quarter share, leasehold, etc.):	
<u>Applicant Name</u> (Must be the owner or future owner under contract):	
<u>Applicant Address</u> (Where the applicant resides):	
<u>Applicant Email:</u>	
<u>Current Owner Name</u> (If the applicant is not yet the owner):	
<u>Owner Address</u> (If the applicant is not yet the owner):	
<u>Form of Current / Planned Ownership</u> (Example: sole or joint ownership, LLC, corporation, etc.):	
<u>Purchase Price for the Property:</u>	
<u>Date of Property Closing:</u>	
<u>Additional Documentation:</u>	<p>Along with this completed form, attach all supporting documentation, including without limitation any of the following:</p> <ol style="list-style-type: none"> 1. Written materials showing the existence of a contract to purchase this property signed and dated prior to September 18, 2021 and all terms and conditions of any such sale; 2. Documentation of improvements made to the property or other financial investment in the property prior to September 18, 2021; 3. Evidence of any land use permits or approvals issued by Summit County prior to September 18, 2021; 4. A narrative describing the basis for the application and the substantial difficulty that the applicant would experience if they are unable to apply for and receive a STR license during the moratorium. 5. Signed and notarized affirmation on following page

