

Summit County, Colorado

Bird's eye view of our county's different STR zones, or areas rules, and restrictions

UNINCORPORATED SUMMIT COUNTY



River Basin Locator Map

STR License or Permit Required	STR Permits Available	Cap on # of Bookings	Other Important Info	STR Sales Tax Rate [as of Oct '25]
"Resort Overlay" Copper Mountain Tiger Run 4 O'Clock Subdivision Sawmill Subdivision	✓	✓	✗	Copper Mountain 10.375% Tiger Run 4 O'Clock Sub Sawmill Sub 8.375%
"Neighborhood Overlay" - Divided into 4 river basins w/ total # of allowed STR licenses set for each <i>Includes areas of Unincorporated Summit County, NOT listed above, divided into 4 river basins</i>				
**STR licenses ARE available in ALL "Neighborhood Overlay" zones IF someone is determined to be a "Qualified Occupant"				
*ALL "Neighborhood Overlay" license holders are limited to 32 STR bookings per license cycle (year)				
Snake River Basin & Tenmile Basin	✓	✗ **	✓ *	Once within 10% of license limit, county will establish a wait list. Current #'s as of Jan. '25: Snake River Basin has 159/130 allowed and Ten Mile has 24/20 allowed. License Limit audits are released annually on Jan. 5 th of
Upper Blue Basin	✓	✗ **	✓ *	County has started a wait' list as of summer 2025. Wait list is lengthy
Lower Blue Basin	✓	✓	✓ *	County has started a wait' list as of summer 2025. Wait list is lengthy

TOWN OF

TOWN OF	STR License or Permit Required	STR Permits Available	Cap on # of Bookings	Other Important Info	STR Sales Tax Rate [as of Oct '25]
Blue River	✓	✓	✗	Must STR a minimum of 10 days / year to be eligible for license renewal.	12.275%
Breckenridge	✓	✓ Resort Zone & Zone 1 Only ✗ Zones 2 & 3	✗	STR permits allowed is a set percentage of housing stock which varies in each STR zone.	12.275%
Dillon	✓	✓	✗	STR 'friendly' with no zones, caps, minimums, or limits.	19.875%
Frisco	✓	✗	✗	Reached their established STR license limit in 2023. A wait-list is in place. Current estimated wait = 1 year	15.725%
Keystone	✓	✓	✗	Established as it's own independent town in Feb '24. STR 'friendly' with no zones, caps, minimums, or limits	8.375%
Montezuma	N/A	✗	✗	No STRs. Rentals only allowed if 180+ consecutive days.	N/A
Silverthorne	✓	✓ Area 1 & Area 2 ✗ Area 3	✗	Area 2 has set a limit of STR licenses to 50% of housing stock, Area 1 limited to 10%, Area 3 not allowed = deed restricted neighborhoods.	16.275%

Local laws, limits, caps, and regulations surrounding STRs are constantly changing. This information is current as of the date of creation. It is more important than ever to have a local professional by your side helping you navigate the various ever changing regulations throughout our 8 governing jurisdictions, even more so if the ability to Short Term Rent is an important factor in your purchase!



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