



# Understanding Summit County Colorado Short Term Rentals (STRs)

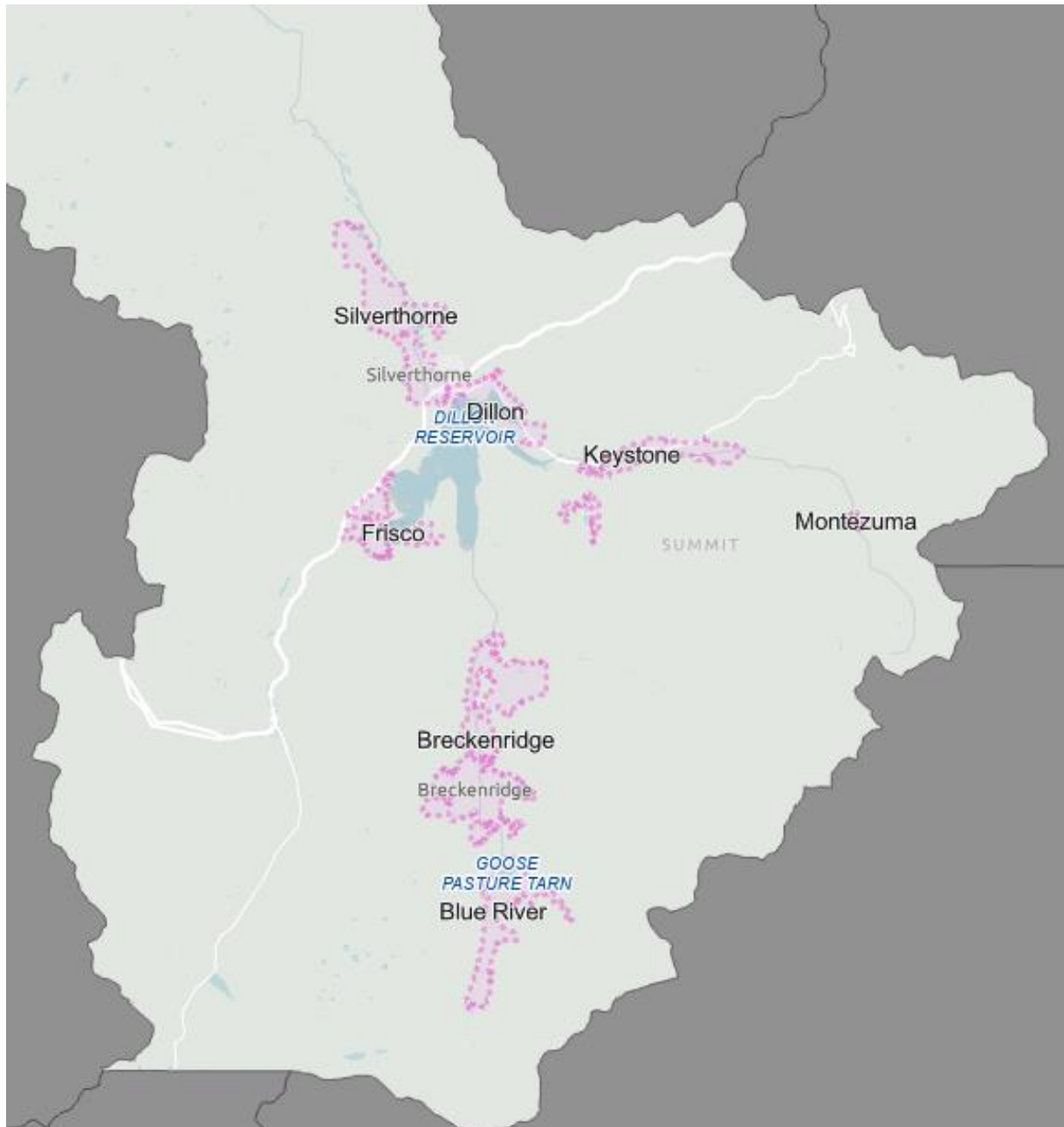
We are often asked to explain the Short Term Rental landscape in Summit County. We wish it were straightforward and easy, but it's not. This document will guide you through the process we use to explain the STR landscape in Summit County.

First, you need to understand if the property is located in the boundaries of a Town. If so, the property will be subject to that Town's regulations. If not, it will be located in Summit County Unincorporated. Summit County Unincorporated has Resort Zones with no STR restrictions such as Copper Mountain and a few locations in Breckenridge. However, most areas in Summit County unincorporated are neighborhood zones and will have a cap on the number of STR licenses in each basin.

# Summit County Map



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GROUP

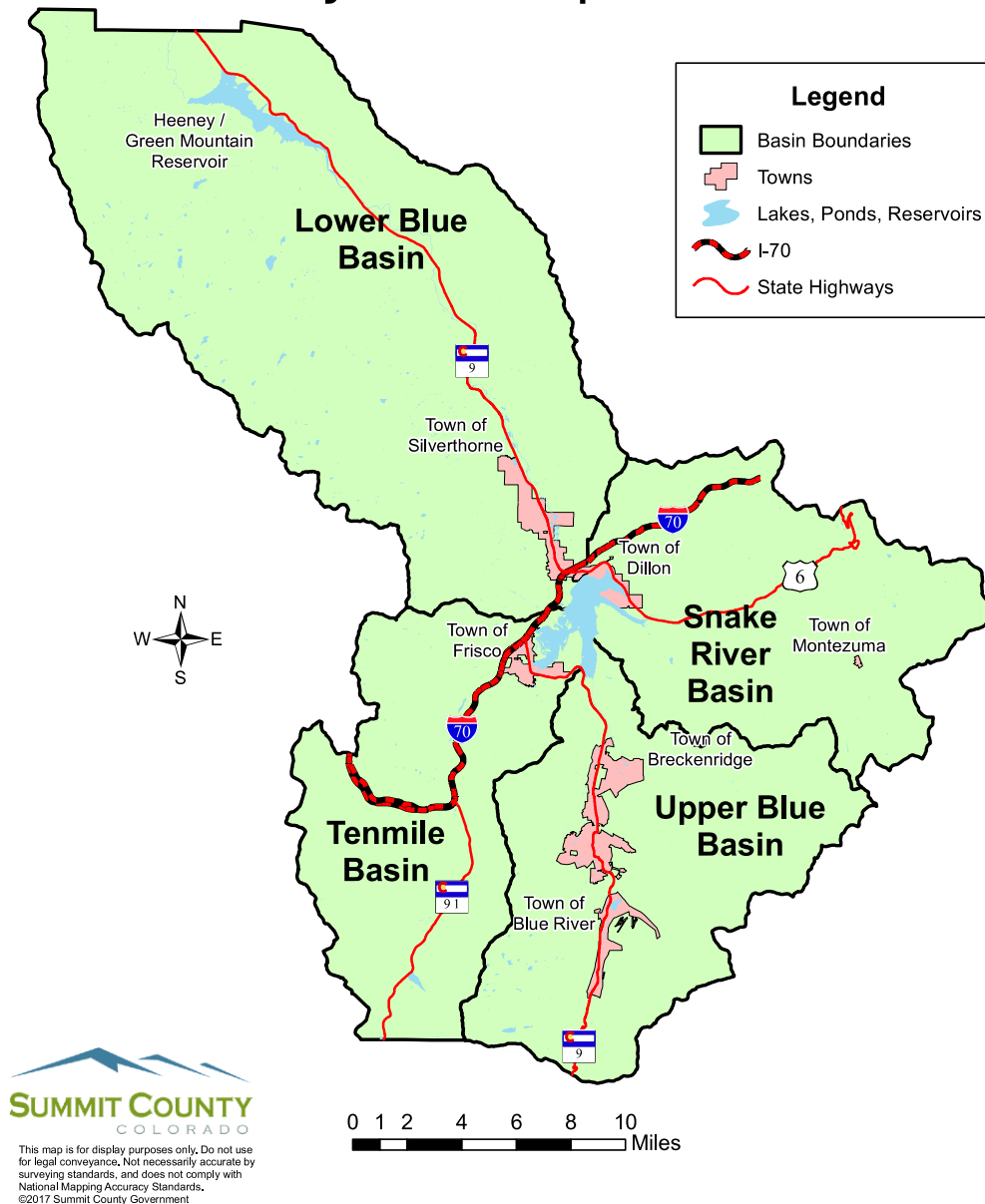


Pink is a Town

White is Unincorporated Summit County



# Summit County Unincorporated Basin Map



Click [HERE](#) for an interactive map

Resort Zone: STR licenses are available without a cap

Lower Blue Basin: cap 550 (534 licenses issued as of 1/8/25)

Upper Blue Basin: cap 590 (610 licenses issued as of 1/8/25)

Snake River Basin: cap 130 (159 licenses issued as of 1/8/25)

Ten Mile Basin: cap 20 (24 licenses issued as of 1/8/25)

# Summit County STR



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## Short Term Rentals Restricted

General Policy: Unlimited STR Licenses in Copper Mountain, Tiger Run, and 4 O'Clock and Sawmill Subs in Breckenridge in the Resort Overlay Zone (ROZ). There is a cap on STR's in all other Neighborhood residential Overlay Zones (NOZ) by Basin in the County. There are two types of Permits: Type I for locals and Type II for STR's. Type I licenses are available. No new Type II Licenses are available in residential areas of unincorporated Summit County at this time. A waitlist is anticipated to be available in March 2025 for Upper Blue and Lower Blue basins.

[Summit County STR site](#)

[Interactive Map](#)

[Current Caps & Available Permits](#)

[Basin Locator](#)

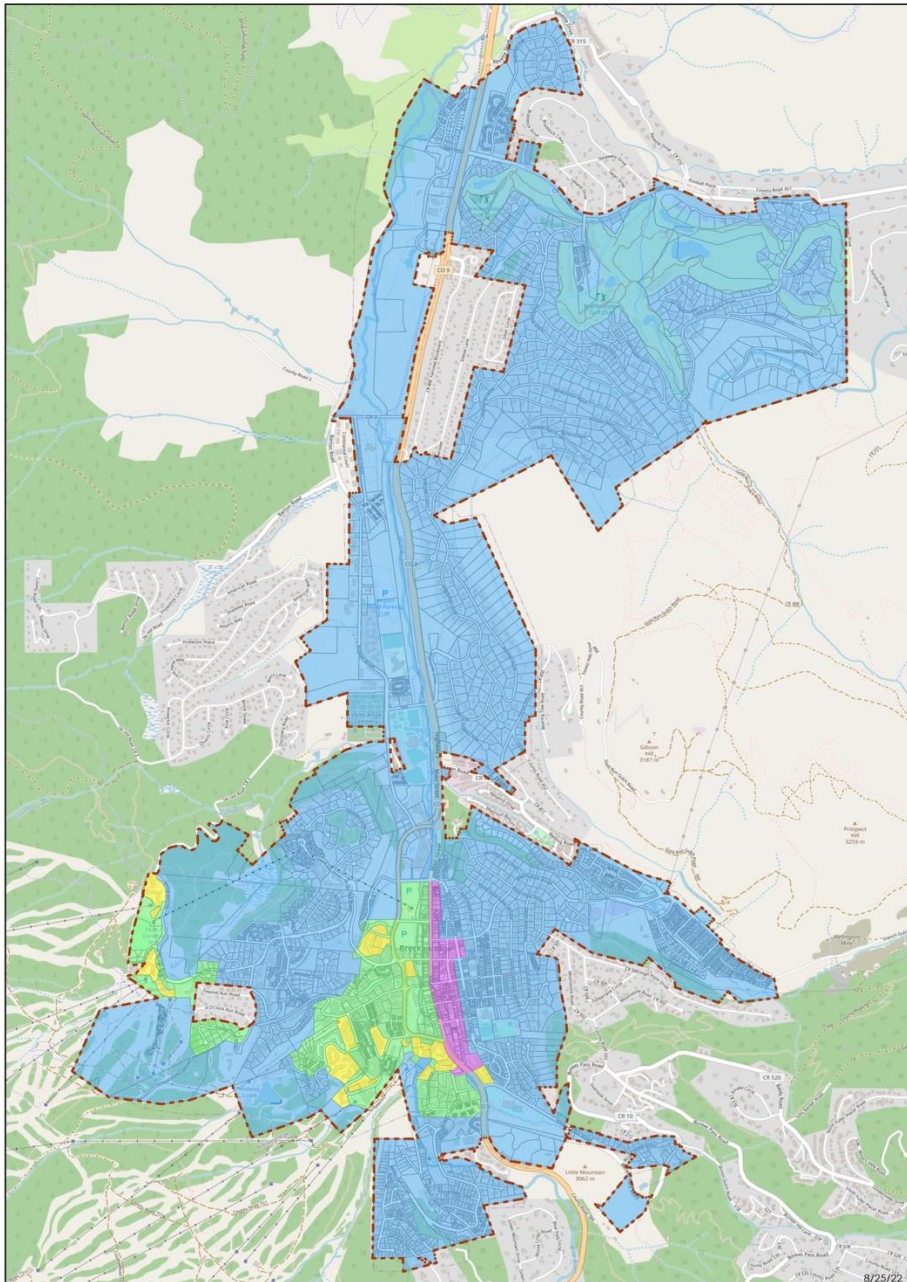
[Ordinance](#)

[Accessory Apartment/ADU Regulations](#)

# Breckenridge STR Map



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Short Term Rental Mapped Areas  
Town of Breckenridge

1 Mile

Short Term Rental Mapped Areas



**Resort Zone:** No cap on STR licenses

**Zone 1:** STR licenses available to cap – Cap is 1680, currently at 1216 (as of 1/30/25)

**Zone 2:** STR waitlist until licenses are below cap – Cap is 130, currently at 134 (1/30/25)

**Zone 3:** STR waitlist until licenses are below cap – cap is 309, currently at 1109 (1/30/25)

# Breckenridge STR



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Short Term Rentals are Restricted

General Policy: Breckenridge limits STR's By Zones 1, 2, 3 & Resort. Availability of permits is linked to the right.

[Town of Breckenridge STR site](#)

[General Info on STR policies, Licensing and Taxes/Fees](#)

[STR Ordinances](#)

[Additional STR Ordinances](#)

[MAP of STR Areas](#)

[Searchable GIS Map of Zones](#)

[License Availability, Current Lists and Waitlists](#)

[FAQ](#)



# Dillon STR Map



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Short Term Rentals are allowed  
[General information & Licensing](#)  
[Lodging Tax Information](#)

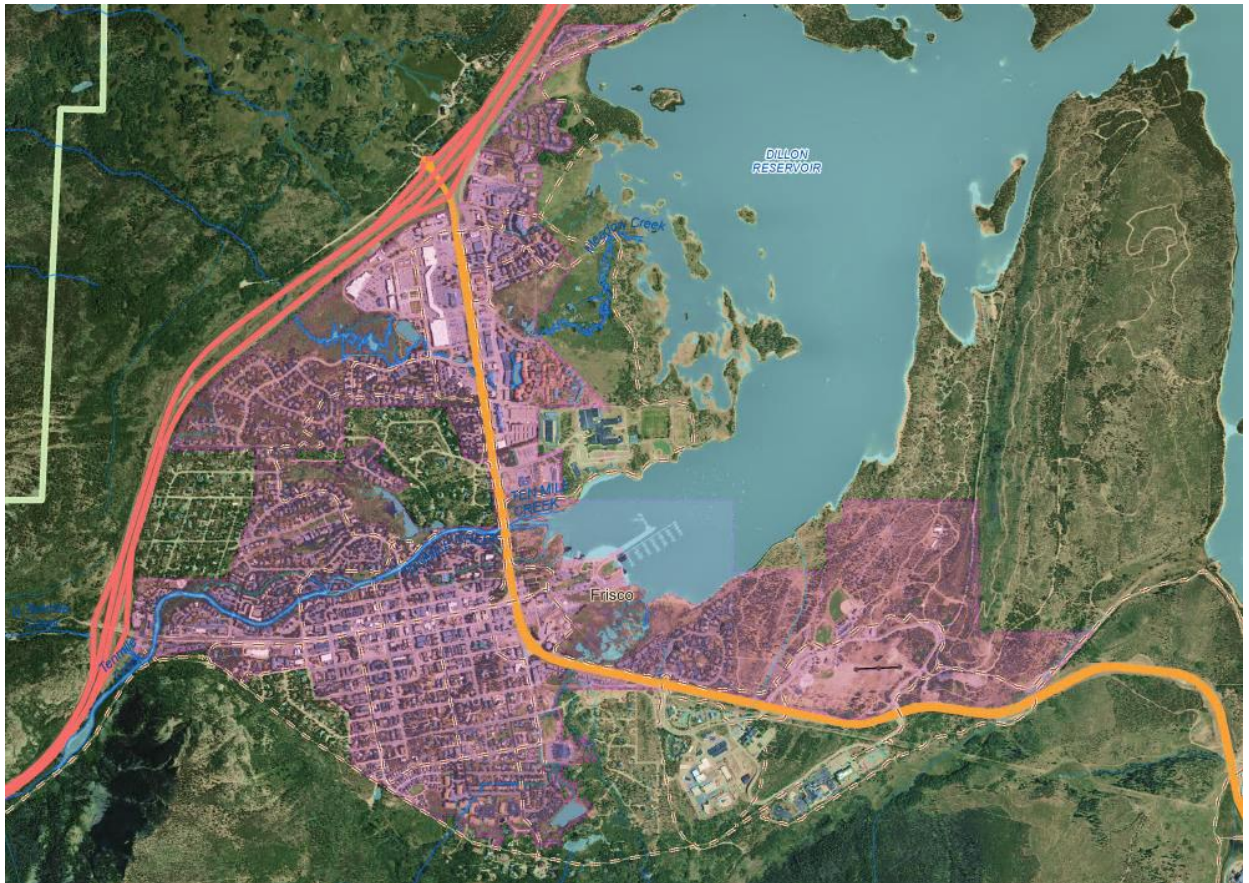
When looking at STR's in Dillon, it is important to note that Dillon Valley (in red) and Summit Cove (not reflected on this map) are NOT part of the Town of Dillon. Those two neighborhoods fall under Summit County Unincorporated Neighborhood zoning in the Snake River Basin.



# Frisco STR Map



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## Short Term Rentals are Restricted

General Policy: Frisco has a maximum of 900 STR licenses. There is currently a waitlist that is estimated to take between 6-9 months.

License Application & waitlist registration: [Click Here.](#)

STR Guide & FAQ's: [Click Here.](#)

STR Ordinance: [Click Here.](#)

Town Map: [Click Here.](#)

[Town of Frisco STR site](#)

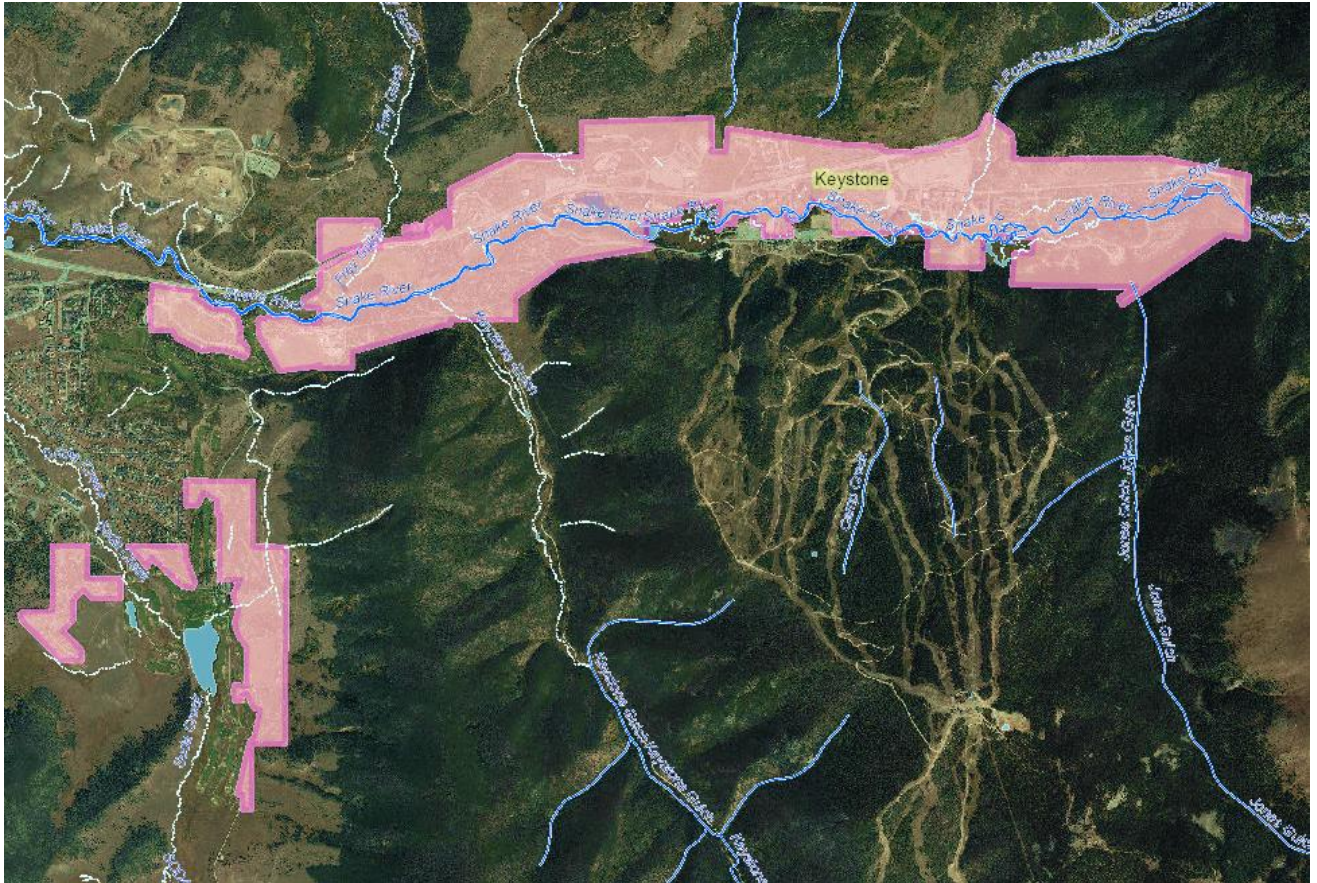
Note that in the Frisco area there are neighborhoods that are not in the Town of Frisco. On this map, they show up as areas not highlighted in pink. Those are Summit County Unincorporated Neighborhood Zone in the Ten Mile Basin. The Subdivisions include Wiborg Sub, Evergreen Sub, Bills Ranch, the Duck, and Frisco Heights.



# Keystone STR Map



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Keystone is currently transitioning from an Unincorporated Summit County Resort Zone to its own Town. Currently licenses are unlimited. It is unknown what Keystone as a Town will implement for STR's. Some neighborhoods, including select subdivisions in Keystone Ranch, have instituted HOA rules restricting STRs.

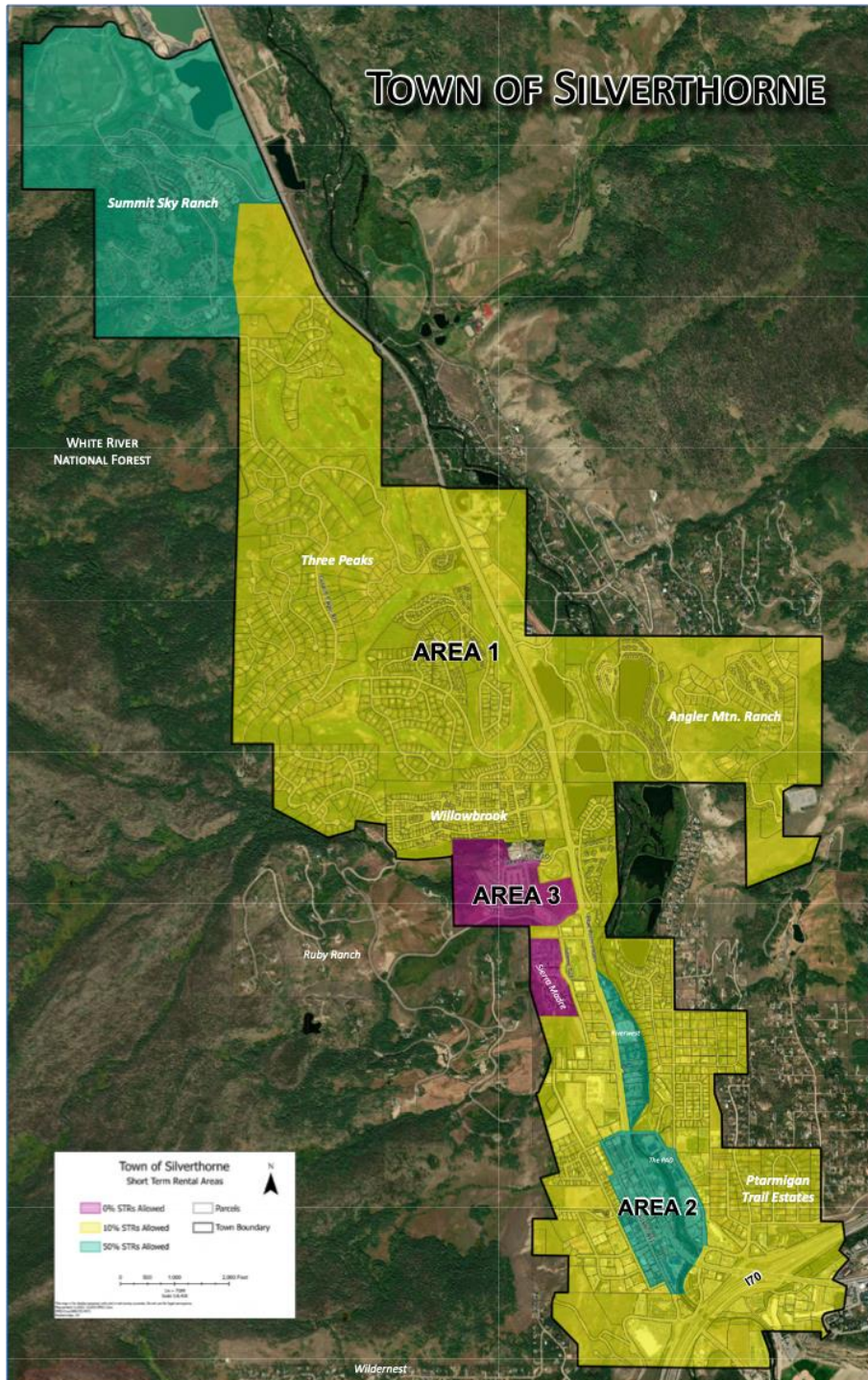
[Town of Keystone STR site](#)



# Silverthorne STR Map



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[Town of Silverthorne STR site](#)

# Silverthorne STR



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Restricted with licenses available

General Policy: Town of Silverthorne short-term rentals are based on zones. Licenses are currently available in Areas 1 & 2.

- Area 1, the majority of town neighborhoods shown in yellow in the map, are capped at 10% of the number of units
- Area 2, the Town Core , Riverfront and Summit Sky Ranch areas shown in green in the map, are capped at 50% of the number of units
- Area 3 is the deed restricted neighborhoods shown in pink in the map, and Short-term rentals are not allowed

General Information: [Click Here.](#)

Map of Zones: [Click Here.](#)

List of Subdivisions by STR area: [Click Here.](#)

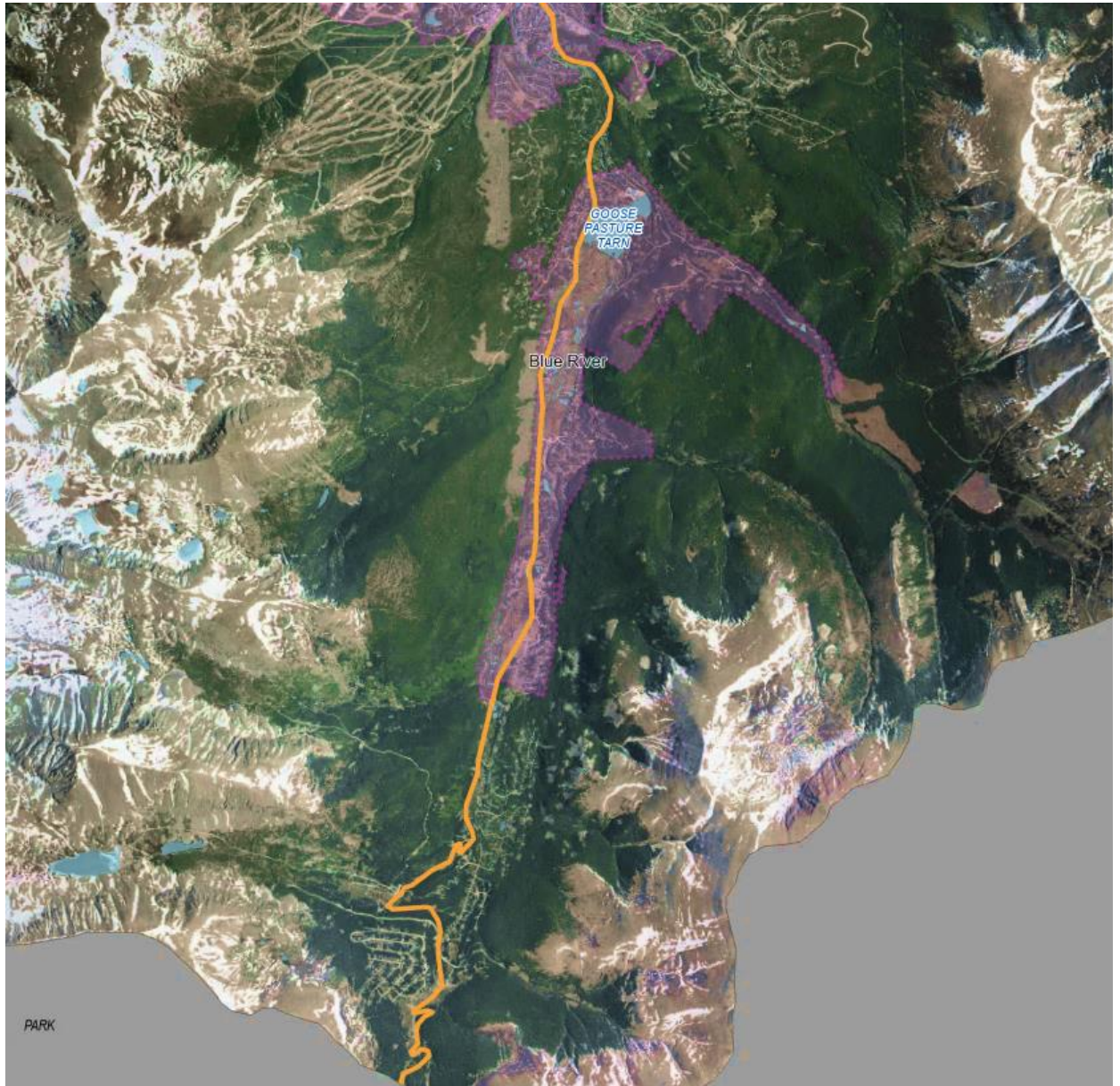
STR Ordinance: [Click Here.](#)



# Blue River STR Map



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Short Term Rentals Allowed  
Information and Applications: [Click Here.](#)



Blue River is an incorporated town and is highlighted in pink. Many people think that all homes south of Breckenridge are in “Blue River,” but that isn’t the case. All subdivisions that are not located within the town limits of Blue River are located in the Summit County Unincorporated Neighborhood Zone in the Upper Blue Basin. These subdivisions include Alpine Breck Sub and Northstar.