

SHORT-TERM RENTALS

Verify everything, assume nothing

Short-term rental rules in Summit County have changed repeatedly and they vary by jurisdiction. I am deliberately not printing a table of current rules here, because it would be out of date before you read it.

Whatever was true when this was written may not be true for your property today. Verify all of it at the time of sale.

SELLER TOOL • CONFIRM BEFORE LISTING

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| ☐ Which jurisdiction the property is actually in | ☐ Whether a license exists and its current status |
| ☐ Whether that jurisdiction caps licenses | ☐ Whether there is a waitlist, and where you sit on it |
| ☐ Whether the license transfers to a buyer at all | ☐ Any limits on nights, bookings or occupancy |
| ☐ HOA restrictions, which are separate from town rules | ☐ Rental history and gross revenue documentation |
| ☐ Existing management agreement and how it terminates | ☐ Bookings already on the calendar past closing |

Two things sellers get wrong

Town rules and HOA rules are separate. A property can be perfectly legal under the town's rules and prohibited by its own association, or the reverse.

Transferability is not automatic. Whether a buyer inherits your license depends on the jurisdiction and the current rules. Do not let a listing imply otherwise, and do not assume it yourself.