



HIGH COUNTRY HOMESTEADS

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High Country Highlights

Colorado Legislature making Changes impacting Long Term Rentals—“No Fault” Evictions



The snow is quickly melting off of the mountain tops, the wildflowers are beautiful and the rivers are running fast! It's a great time to be in Summit County!



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If you are a Colorado Landlord of Long Term Rentals, have you been paying attention to the recent law changes our Colorado State Legislature has been making with regard to Long Term Rentals?

Long term rentals are defined as rentals of 30 days or more and usually involve a Lease. So even if you do seasonal rentals these changes may apply to you. Do your homework to protect your investment.

This month I will share with you what is happening with “no fault” evictions. Other changes will be covered next month

No fault evictions are evictions without a cause. For example, the lease is due to expire and the landlord does not want to renew the lease. It is no fault of the tenant.

A key criteria to keep in mind is a 90 day notice. Almost every situation I am about to list requires a 90 day notice for non-renewal of a lease. It used to be 45 days.

Situations in which you are able to terminate the lease

at the end of its term for “no fault” are:

- 1) Tenant for less than a year
- 2) Demolition or Conversion of Rental Property
- 3) Substantial Repairs or Renovations
- 4) Landlord or Family Member of Landlord assumes Occupancy
- 5) Withdrawal from Rental Market for the Purpose of Sale of the

- 6) Property Tenant refused to sign a new lease with Reasonable Terms
- 7) History of Non-Payment of Rent (at least two months)

You can only terminate at the end of the lease and not before.

Some of the situations also require demo or renovation work to start immediately upon tenant move out. In some situations, your are prohibited from re-leasing for at least 90 days.

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FOR SALE



1211 W Keystone Rd #A-2768
Keystone CO 80435

\$425,000

- Cozy Studio at Slopeside Condos with Full Bath -361 Sq Ft
- Base of Keystone’s Mountain House area. A few steps to the lifts offering breathtaking views of Buffalo Mountain
- Contemporary furnishings and thoughtfully designed to maximize space (Sleeps 4)
- Close to skiing, hiking , golf and Keystone’s vibrant village attractions. Short Term Rentals are allowed.

Special points of interest:

- New rules for “No Fault” Evictions. Reach out to find out more. Its very complicated.
- Cozy studio condo for sale in Keystone!! Open House July 5th from 1 to 5 PM.
- July’s Summer Schedule in Summit County is jammed packed of fun things to do!! Pg. 2.



Upcoming Summit County Events

Date	Event
Mondays thru August	Dillon— Mountain Music Mondays - Free Concerts—Lake Dillon Amphitheater—6:30 PM to 10:00 PM Check out https://www.dillonamp.com/ for the Lake Dillon Amphitheater concert schedule
Tuesdays thru 9/12	Dillon—Country Dancing at the AMP with Summit Country Dancing—6 PM to 7 PM—Dance Lessons—Open Dance to 8:30 PM—Lake Dillon Amphitheater—Admission \$10—No experience necessary—No Partner necessary. Note: No dances July 2nd & July 23rd
Wednesdays thru August	Dillon—Yoga at the Amp with Summit Sol Wellness—Lake Dillon Amphitheater—6:30 to 7:30 PM—Happy Hour follows—\$20 Frisco—Free Summer Lecture Series—12:00 PM—Various Locations
Thursdays thru August	Frisco—Concert in the Park—Frisco Historic Park—5:30 PM to 7:30 PM
Every Friday thru August	Dillon—Farmers Market—Town Park at Buffalo & LaBonte—9 AM to 2 PM Keystone—Keystone Concert Series—Live Music in River Run Village—4 PM to 6 PM—FREE Copper Mountain—Apres at Aerie—3:00—5:30 PM Copper Mountain—Brews & Tunes—West Lake —5:30 to 7:30 PM
July 2 & 16, 2024	Frisco—Mountain Goat Kids Trail Running series—Frisco Nordic Center— 5:45 PM
July 4, 2024	Breckenridge—Independence Day Parade—Downtown Breckenridge—9:30 to 11:30 AM—FREE—NRO Concert at 6:00 PM—Riverwalk Center Copper Mountain—Red, White, Brews & Tunes—3:30 PM to 8:30 PM—FREE Frisco—4th of July Parade—1 PM—Concert at 4:30 PM—Main Street—FREE Silverthorne—4th of July Celebration—Concert - Rainbow Park—10 AM to Noon—FREE Copper Mtn—Red, White, Brews & Tunes—3:30 PM to 8:30 PM—FREE
July 4-6, 2024	Breckenridge Art Festival —The Village of Breckenridge—10 AM to 5 PM
July 5, 2024	Silverthorne—First Friday—Rainbow Park Concert—Blitzen Trapper—6:00 PM to 9:00 PM—FREE Copper Mountain—Red, White, Brews & Tunes—3:30 PM to 8:30 PM—FREE ABasin—Hazel Miller Concert—Base Area—1 PM to 4 PM—FREE
July 6, 2024	Keystone —Summer Comedy Series Finale—Warren Station—7:30 PM to 10:00 PM - \$30-\$35 Frisco—Frisco Historic Day—Historic Park—9:30AM —5:30 PM. Free Music starts at 11:00 AM
July 8th—every other Monday in July & August	ABasin—Guided Wildflower Hikes—10 AM to 2 PM Silverthorne (7/8) - NRO Pop-Up Concert—Performing Arts Center Outdoor Stage—6 to 7 PM—FREE
July 12 & 26, 2024	Frisco—Hike & Learn—Dickey Day Use Trailhead Parking— Peninsula Rec Area—10 AM—Noon
July 12, 2024	Frisco—Frisco Triathlon—8:30 PM
July 13—14, 2024	Keystone Wine & Jazz Festival—Warren Station/River Run Village—\$82—\$185
July 13, 2024	Breckenridge Beer Festival—Beaver Run Resort—12 PM to 5 PM—\$45-\$80 Copper Mountain—Mountain Clean Up Day—8 AM to 3:30 PM Copper Mountain—Copper Live—Center Village—3:30 PM to 5 PM Frisco—Orca the Band Concert —Frisco Bay Marina—6:00 PM to 7:30 PM
July 20-21, 2024	Copper Mountain - Courage Classic Bike Tour
July 20, 2024	Copper Mountain— Ales & Astronomy Keystone—Tacos & Tequila—Warren Station—4 PM to 6:30 PM—\$45
July 21 & 28, 2024	ABasin—Trail Running Race—9 AM to Noon Silverthorne—(7/21) - Sunday Art Stroll & Toddler Take Over—11 AM to 3 PM—FREE
July 26-28, 2024	Breckenridge Food & Wine Festival—The Village at Breck—\$75-\$200 Keystone— River Run Art Festival—River Run Village—10 AM to 5 PM
July 27, 2024 -	Copper Mountain—Copper Live—Free Music—Center Village—3:30 PM to 5:00 PM
July 28, 2024	Frisco—Pop up in the Park—Historic Park—11 Am—1 PM
August 2, 2024	Silverthorne -First Friday—Block Party—4th Street Crossing & Outlets of Silverthorne (Blue) - 4:30 PM to 8:30 PM
August 3-4, 2024	Keystone—Bluegrass & Beer Festival—River Run Village—11:30 AM to 5 PM Copper Mountain—Copper Triangle Bike Tour
August 4, 2024	Copper Mountain—Burgers & Beers—Chef Challenge
August 10, 2024	Copper Mountain—Copper Country—Eagles Landing— FREE