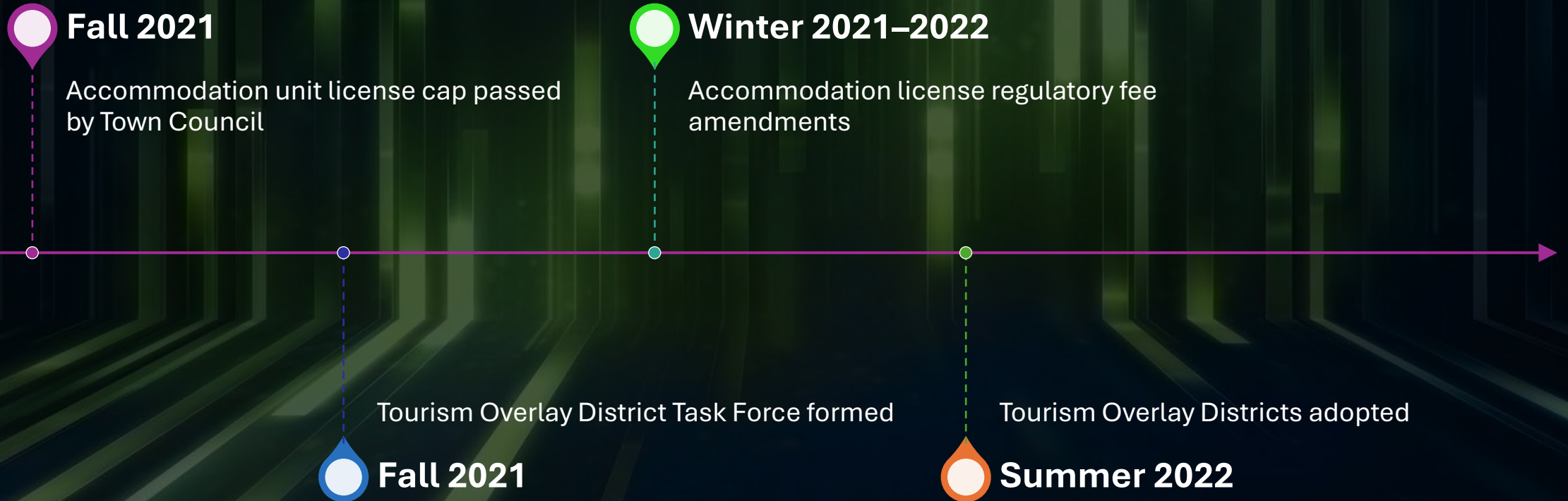
A vibrant street scene in Breckenridge, Colorado, featuring historic buildings and a festival banner. The sky is bright blue with scattered white clouds. A large banner for the 'BRECKENRIDGE MUSIC FESTIVAL' is strung across the top left. The buildings are colorful and historic, with one labeled 'THEOBALD Bldg. 1880'. A tree stands in front of a red building with the number '103'. Two people are walking on the sidewalk. A semi-transparent dark green overlay covers the left side of the image, containing white text.

Town of Breckenridge Tourism Overlay District and Accommodation Unit License Fees

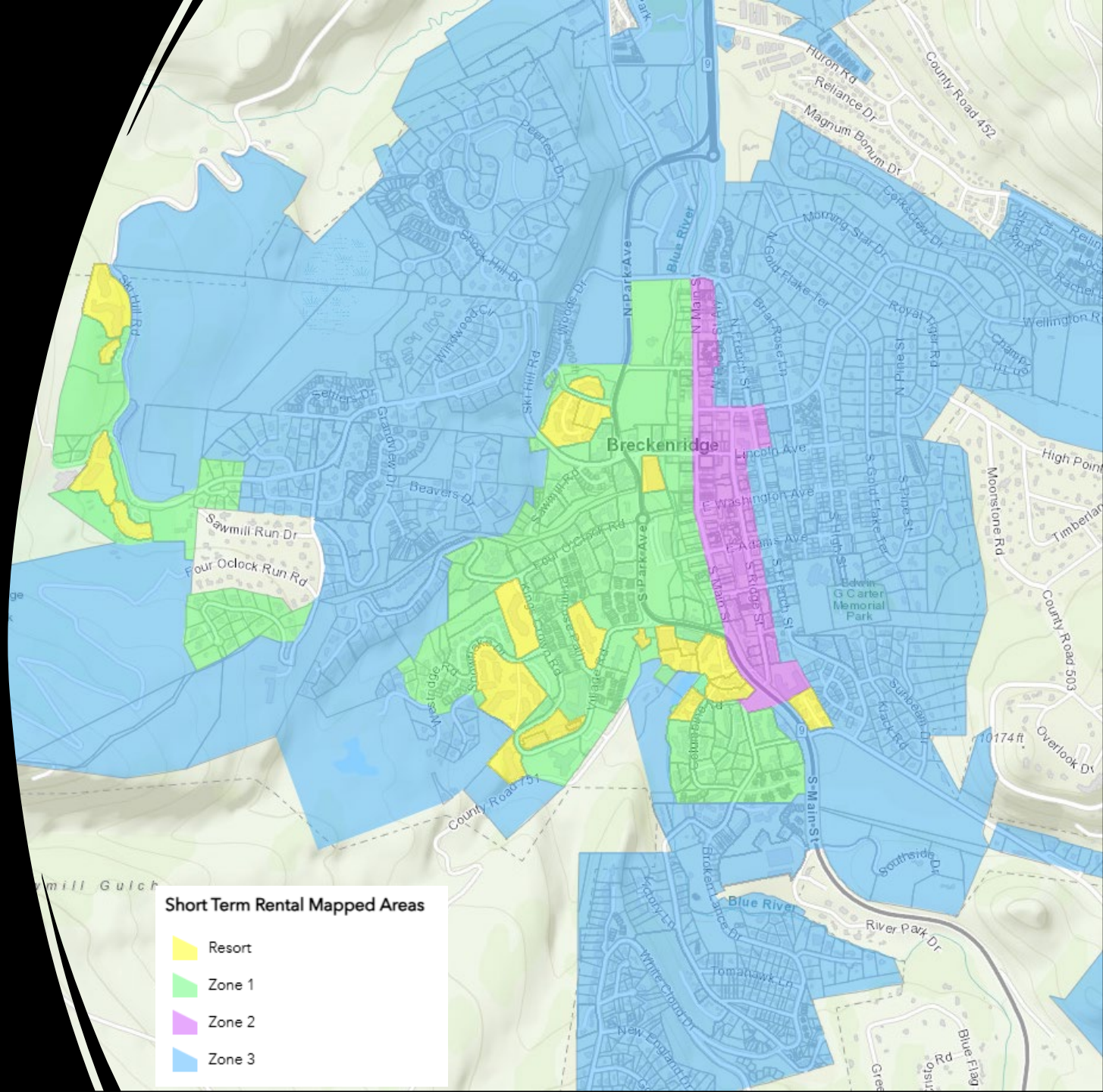
Keely Ambrose, Town Attorney
Sarah Crump, Senior Planner
CAST Conference, August 2025

Short-term Rental Regulations Timeline



Tourism Overlay District

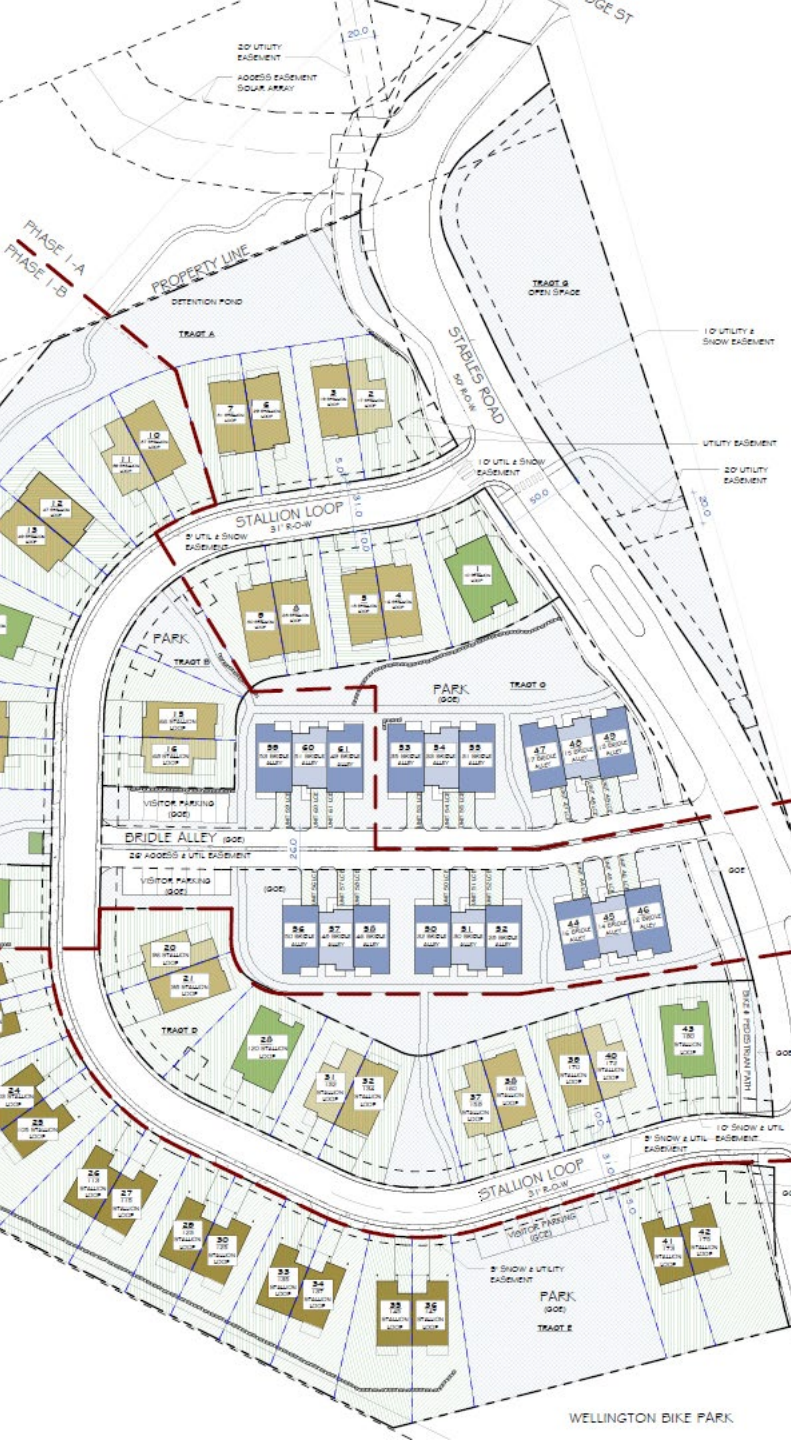
Zone	Active Licenses	Allowed Licenses	Available
Resort	1724	Not subject to cap.	
Zone 1	1213	1680	467
Zone 2	130	130	0
Zone 3	1079	390	-689
Total	4,146	2,200	



Accommodation Unit License Fees

- Analysis supported a maximum per bedroom fee of \$2,161 for accommodation unit licenses.
- The Town applied a housing mitigation rate of 35 percent, resulting in a fee of \$756 per bedroom which was adopted.





Regulatory Fund

Regulatory Fund Fees Collected

2021	2022	2023
\$4,366,594 (\$400 fee)	\$6,555,306	\$6,552,306

Nexus with Workforce Housing

Funding	2022	2023	2024	2025
Buy-downs	17 units	9 units	4 units	10 units*
“Housing Helps”	21 units	21 units	28 units	25 units*
New Unit Construction	118 units	63 units	239 units	55 units*

*projected by year end

A total of 610 deed-restricted workforce housing units have been created since 2022.

Questions/Comments

