



Rental Policy

Short-term rentals: only 2 short-term (between 7-30 days) rentals each year, which means no weekend or 2-3 day rentals at all). An owner may rent his/her house short-term (defined as a minimum of 7 days, up to 29 days, inclusive) two (2) times each year.

Long-term rentals: unlimited long-term rentals of 30 days or more are allowed each year. Owners may also rent out houses on a yearly basis.

Registration: New Procedure in 2026: each rental, no matter its length, must be registered (PRIOR to rental taking place) via our Rental Registration Form (see the link, below on this website) and the \$200 fee per rental – which will be invoiced to the owner via our bookkeeper’s QuickBooks system from her business email:

Rffs81601@gmail.com. A copy of the registration form will go to our manager Mike Sura at the same time.

The registration form can be downloaded from the Horse Ranch HOA’s website, online:

HorseRanchHomeowners.com > Renting Out Your House > Rental Registration Form.

*** Snowmass Village now requires Business License & Short-Term Permit ***

Short-term Rental Permit Type 4: Single-family homes (such as Horse Ranch properties):

Each single-family-house homeowner will be required to obtain one business license and one short-term rental permit for each property they are renting. License and Permit are to be renewed annually. If a property management company manages your home, they can hold the business license.

- Short-term Rental Permit Type 4: Single-family homes
 - Business License Fee: **\$85.00 per home**
 - Short-term rental Permit Fee: **\$400 per home**

Sales and Lodging Tax forms and payments are required to be filed monthly per each individual property. You must provide the number of occupied nights on the line provided on the Lodging Tax form. [Single-family homes have a minimum four (4) night stay, per TOSV] – but remember, Horse Ranch has a minimum seven (7) night stay.

- The Town of Snowmass Village requires hosts to obtain a business license and permit in order to offer a short-term rental as part of their property. A short-term rental (STR) is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for fewer than thirty (30) consecutive days. Often facilitated by peer-to-peer websites such as VRBO.com and AirBnB.com, short-term rentals are most commonly residential properties available for rent.
- Short-term rental regulations went into effect on May 1, 2023.
- The Town of Snowmass Village has officially adopted updated Short-Term Rental (STR) regulations designed to streamline the renewal process and enhance operational efficiency.
- Effective December 30, 2025, the revised STR regulations will simplify the permitting process, improve internal workflows, and establish a clearer renewal timeline for property managers and the lodging community. Notably, trespassing is now a major violation, to deter STR guests from accessing private property to reach ski areas & other restricted locations.
- Key Updates Include:
 - Permit Fee Increase: The STR permit fee will increase to \$400, effective January 1, 2026.
 - Unified Expiration Date: All STR permits will now expire on April 30 annually. To align existing permits with this date, renewals due between January and March 2026 will be assessed prorated fees:
 - \$33.33 for 1-month renewals; \$66.66 for 2-month renewals; \$100 for 3-month renewals
 - Starting in April 2026, all renewals (including prorated amounts) will be valid through April 30, 2027, and the standard renewal fee of \$400 will apply. Prorated fees won’t be available after March 2026.

For more information: Tosv.com/str and <https://snowmassvillage.munirevs.com>

Short-term Rental Permit Portal

The [Short-term Rental Permits Portal](#) may be accessed through the [MUNIRevs system](#).

Permitting Process

- The Town’s compliance manager will approve your permit request form for the permit type that you have chosen.
- Next, look for an email or a pending task in MUNIRevs for your permit and business license applications.
- After you complete the permit and business license applications, this will go through a review process with the compliance manager.
- Once approved, the fee will be posted to your account.
- Final approval will occur after the Finance Department verifies your payment.
- After final approval, you will be able to print your permit.

Post this, indoors, for your guests :<https://tosv.com/DocumentCenter/View/4679/STR-Good-Neighbor-Guide-PDF?bidId=>

For reference: **Horse Ranch Subdivision’s RENTAL-RESTRICTION AMENDMENT:**
*HR owners voted to approve an amendment restricting the rentals of HR properties effective Jan. 1st, 2021. This is a legal document, and as such, is on file with the Pitkin County Clerk and Recorder. (The Divide, Fox Run, Two Creeks & Starwood have such rental limitations in their bylaws.) This document specifically prohibits short-term lodge/bed & breakfast, fractional/destination & private residence club, or tourist-accommodation-type uses. It limits the marketing of your house rental to be only for single families, not groups. The entire legal amendment is located on the HR HOA website HorseRanchHomeowners.com under the tab: All Legal Documents > Horse Ranch – HOA Documents > Horse Ranch Subdivision Documents > Rental-Restriction Amendment. **Penalties:** Failure to comply with pre-registration of rentals will be dealt with in accordance with the legally-registered amendment (which lists consequences for any owner who is in violation of the rental restriction), and by the Aug 2022 revision of the Governance Policies set by CCIOA.*