



Dear Breckenridge Property Owner,

We are sending this letter because you own property in the Town of Breckenridge and may use that property as a short-term rental (STR).

Recently, the Town of Breckenridge enacted two ordinances that take away important property rights, making it extremely difficult, and in many instances impossible, to obtain a license to operate a STR. The Breckenridge ordinances split the town into four zones and then set licensing caps within three of these zones. In Zone 2, it is projected that it will take as many as 5 years and up to 10 years to receive a STR license; in Zone 3 it is estimated to take 20 to 30 years. At the same time, the Town excluded large, corporate-owned lodging near the resort from these license-restricted zones, allowing unlimited licensure of those properties.

The majority of property owners in the Town of Breckenridge are negatively affected by the ordinances; yet these owners do not have a voting right and individually have little to no impact on the Town's decision making.

Colorado Property Owners for Property Rights (COPR) is a nonprofit organization. COPR was created by property owners, real estate professionals, and property managers in Summit County to protect our property rights and to take necessary legal action to maintain our property rights.

Upon the recent passage of Breckenridge's STR ordinances and regulations, the COPR Board of Directors determined it is in the best interest of its members and Summit County and Breckenridge property owners to initiate legal action to:

- Invalidate the short-term rental (STR) zones within the Town; and
- Invalidate the limits on the number of STR licenses permitted in each zone.

**COPR needs your support to be successful. We are seeking property owners to financially support our litigation efforts and to provide COPR with legal standing to challenge Breckenridge's STR ordinances.**

Mail Checks to: Colorado Property Owners for Property Rights / P.O. Box 514 / Frisco, CO 80443  
Visit COPR's website to join: [www.copropertyrights.org](http://www.copropertyrights.org)



To get started, COPR is asking for every property owner to become a member by donating to the organization. We are suggesting property owners contribute \$2,000, but any other donation amount is welcomed. COPR has a goal to raise \$750,000 and will use your contribution to cover legal fees, administration costs, and other litigation-related expenses.

**Now is the time to take action.** We are counting on you to set this legal challenge into motion. If we don't act now, these ordinances will become ingrained and unchallengeable. **Visit [COPROPERTYRIGHTS.ORG](http://COPROPERTYRIGHTS.ORG) to join today.** If you have further questions, please fill out the COPR contact form on the website, and we will be sure to provide a response.

Thank you,

*Mary Waldman*

Mary Waldman  
President, Colorado Property Owners for Property Rights

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