

**Copper Mountain Resort Association / The Village at Copper
Assessment, Dues, and Surcharge Rate Structure
1.1.2022**

Copper Mountain Resort Association – The Following fees are applicable to all areas of Copper Mountain

1) Resort Association Surcharges – This is a Commercial fee applicable throughout all of Copper Mountain

- a. A 4% surcharge Assessment on the sale of all retail goods, food, beverage, services, and rentals of equipment, within Copper Mountain which may include, by way of example, and not by way of limitation, sales that are subject to the Colorado Emergency Retail Sales Tax Act of 1935 (as amended or replaced from time to time, together with all regulations promulgated there under.)
- b. A 4% surcharge Assessment on the rental of short-term lodging units within Copper Mountain which may include, by way of example, and not by way of limitation, sales that are subject to the Colorado Emergency Retail Sales Tax Act of 1935 (as amended or replaced from time to time, together with all regulations promulgated there under.) This includes VRBO type of rentals as well as those from a property management Company.
- c. Lift Ticket Sales - 1% surcharge on all window lift ticket sales.

2) Annual Resort Association Residential Dues - This is a Residential fee applicable throughout all of Copper Mountain.

That is applied to any property with beds that is used for either residential, commercial or a combination of both.

- a. Residential dues are per the amounts (based on a bedroom count) as specified in table below;

<u>Number of bedrooms</u>	<u>Annual Rate</u>
Studio/Lodge Room*	\$67
1 Bed Room	\$123
2 Bed Room	\$175
3 Bed Room	\$228
4 Bed Room	\$280
5 Bed Room	\$333
6 Bed Room	\$385
7 Bed Room	\$438

For each additional bed room add \$52.00

Employee (IHU) and Affordable Housing – 50% of the above rates per unit type.

* A Lodge room is a standard hotel room regardless of bed configuration. A hotel room or suite with multiple bed rooms is charged the Studio/Lodge Room rate x the number of bedrooms within the suite.

A lodge/Hotel room with a full kitchen will be assessed as a “Bed Room” within the rate structure as defined above.

3) Annual Resort Association Commercial Dues - This is a Commercial fee applicable throughout all of Copper Mountain

- a. Retail/Rental/Real Estate Sales Office - \$.53 per square foot. Includes the square feet of the entire area “wall to wall” used for this purpose.
- b. Food, Beverage and Conference Facilities - \$.31 per square foot. Includes all areas “front and back of house” such as: kitchen, scramble, storage areas, seating areas, conference and pre-function areas, bathrooms, bar areas.
- c. Minimum Rate for either Retail or Food and Beverage - \$300.00 per year
- d. Associate Member Rate – \$300.00 per year. This is for businesses located outside of Copper Mountain.
Business must call for parameters and availability
- e. Service Rate - \$660 per service unit per year. Some businesses have multiple service units.
 - Qualifications for this category are either:
 - i. Revenue generated by the business does not pay a sales tax or use tax
 - ii. The business is not contained within walls and square footage of a space cannot be defined.
 - The number of service memberships within a business is equal to the number of different business units or services within said business.
- f. Non-Profit Rate - TBD
- g. Event vendors – Pay the appropriate surcharges and may be required to pay an event fee
- h. Office Space – No Charges

Village at Copper - The following fees are applicable to all properties determined by document to be a member of the Village at Copper. For a listing of the Village at Copper properties, see at the bottom of this page*. **Regarding residential billing, the actual fee billed to each property is the VAC fee defined below less the amount billed to the property by the Copper Mountain Resort Association.**

- 1) **Annual Real Estate Assessment, Residential** - This fee is applicable to residential units, such as condominiums, townhomes, duplex +, single family homes within the Village at Copper. This fee is assessed by square feet of the residential (livable) space **less** the amount of “**Residential Dues**” **charged by the Resort Association**. The rate applied depends upon what “geographic zone” the residential unit is located.
Zone 1 - \$1.50 per square foot **less** the Resort Association Residential dues for that unit
Zone 2 & 3 - \$.75 per square foot **less** the Resort Association Residential dues for that unit
- 2) **Annual Real Estate Assessment, Commercial Assessment** - This fee is applicable to All commercial businesses within the Village at Copper. This fee is assessed by square feet to the entire Commercial Space, “wall to wall” inclusive of all “front and back of house” areas such as: kitchen, scramble, storage and seating areas, conference and pre-function areas, bathrooms, bars, retail and rental shops, service locations, etc. Office areas are exempt.
Zone 1 - \$3.00 per square foot
Zone 2 & 3 - \$1.50 per square foot
- 3) **Annual Real Estate Assessment, Hotel (Lodge) Room** - This fee is applicable to Hotel (Lodge) rooms within the Village at Copper. This fee is assessed by square feet to the entire Hotel (Lodge) Room. The rate applied depends upon what “geographic zone” the business is located.
Zone 1 - \$1.50 per square foot
Zone 2 & 3 - \$.75 per square foot
- 4) **Annual Real Estate Assessment, Unimproved Property – Residential or Commercial** - This fee is applicable to unimproved properties within the Village at Copper. The rate applied depends upon what “geographic zone” the business is located.
Zone 1 - \$.15 per square foot
Zone 2 & 3 - \$.075 per square foot
- 5) **Resort Parcel** – This is a fixed rate fee paid by the Resort Operator, owner of the Eagle’s Landing Area
- 6) **RETA – Real Estate Transfer Assessment** - 1.5% of the sales price is assessed to all Improved and to all Unimproved properties located anywhere within the Village at Copper. This applies to the initial sales as well as all subsequent sales of the same property. **Note:** Per the 2011 PUD, All future development at Copper will be assessed a RETA regardless of being designated within the Village at Copper or not.

* Listing of the Village at Copper properties as of December 1, 2012 are as follows by Zone:

Zone 1

Copper One
Mill Club
Tucker Mountain Lodge
Copper Conference Center
Taylors Crossing
Passage Point
Chapel Lot, Parcel MN
Copper Commons Lot, Parcel H, Lots 15 & 16

Zone 2 & 3

Union Creek Townhomes
Union Creek Townhomes West
The Cirque
The Cash
Lewis Ranch – All properties
Union Creek School House/ K Lift
Parcel B, a portion of Lot 2
Sky Chutes, Parcel R, Lot 3, Block 2
A lift Residential, Parcel B

- 7) **Limited Assessment** – An assessment to an individual property to cover expenses attributable to the operation, maintenance, repair, replacement or alteration of improvements and services, exclusively benefiting that property, that are above the normal course of operations such as, repaving of Lewis Ranch roads, Plowing and Transportation of snow from a site or instillation of a totally new improvement.

Copper Mountain Consolidated Metropolitan District – Contact the Metro district for up-to-date rates and fees. These fees are separate and in addition to those charged by the **Copper Mountain Resort Association** and the **Village at Copper**.

<http://www.coppermtnmetro.org/watersanitation/watersanitationrates.html>

- 1) **Mill-levy** based on property valuation. The current rate is 29.467 but can change annually
- 2) **Water and Sewer** - Annual fees based on the number of SFE assigned to a property times a cost or rate per SFE. There is also a Capital Recovery fee added.
- 3) **Summit County Emergency Fee** – Rates are based on the number of SFE assigned to a property times a cost or rate per SFE.
- 4) **Water and Sewer Tap Fee** – This is a one time building expense for all projects, the cost of which is determined by the Metro District depending on project demands.