



# HOA & PROPERTY TAX OVERVIEW

*Understanding Colorado Property Taxes, Transfer Taxes & HOA Structures in Telluride*

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Mountain Rose Realty | Anne-Britt Østlund | Telluride, Colorado

## Why This Guide Matters

Two of the most frequently misunderstood aspects of purchasing property in Telluride are the real estate transfer tax and the HOA structure. Together, these can add tens of thousands of dollars to your acquisition cost and hundreds of dollars per month to your carrying costs. Understanding them before you make an offer — not after — is essential to making a fully informed decision.

### Anne-Britt's Insight

*I always walk my clients through a complete cost-of-ownership analysis before we make an offer. Purchase price is just the beginning. The transfer tax, HOA fees, special district assessments, and property taxes are all part of the picture — and they vary significantly from one property to the next.*

## Colorado Property Taxes

### How Colorado Property Taxes Work

Colorado uses an assessment rate system. Residential properties are assessed at 6.765% of their actual value (as of 2024 legislation). The assessed value is then multiplied by the local mill levy to determine your annual property tax bill. San Miguel County (where Telluride is located) has a mill levy that varies by location and special district.

Component	Detail
Residential Assessment Rate	6.765% of actual value (2024+)
Typical Mill Levy (Telluride Town)	-50–60 mills (varies by district)
Typical Mill Levy (Mountain Village)	-40–55 mills (varies by district)
Effective Tax Rate (approx.)	0.3–0.4% of actual market value
Example: \$3M property	-\$9,000–\$12,000/year estimated
Example: \$8M property	-\$24,000–\$32,000/year estimated
Payment Schedule	Two installments: Feb 28 and June 15
Assessment Cycle	Biennial (every 2 years)



Telluride – one of Colorado's most coveted mountain communities

## Real Estate Transfer Taxes (RETT & RETA)

Telluride and Mountain Village both impose real estate transfer taxes, which are among the most significant closing costs in this market. These taxes apply to the full purchase price and are typically paid by the buyer.

Jurisdiction	Tax Rate	On a \$3M Purchase	Notes
Town of Telluride (RETT)	3.0%	\$90,000	Paid at closing; no exemptions for primary residence
Mountain Village (RETA)	1.0%	\$30,000	Mountain Village Transfer Assessment
San Miguel County	0.0%	\$0	County does not impose additional transfer tax
State of Colorado	0.01%	\$300	Documentary fee; minimal

Note: Properties located in unincorporated San Miguel County (mesas, ranches) are not subject to the Town of Telluride or Mountain Village transfer taxes, which can represent significant savings on higher-priced properties.

## HOA Structures in Telluride

### Types of HOAs

Homeowners associations in the Telluride region range from simple neighborhood associations with minimal fees to full-service resort communities with luxury amenity packages. Understanding what your HOA covers — and what it restricts — is critical before purchase.

HOA Type	Typical Monthly Fee	What's Included
Basic Neighborhood HOA	\$200–\$600	Common area maintenance, snow removal, landscaping
Townhome/Condo HOA	\$600–\$1,500	Above + exterior maintenance, insurance, reserves
Luxury Resort Community	\$1,500–\$4,000+	Above + concierge, valet, ski storage, amenities
Condotel (Peaks, Madeline, etc.)	\$1,000–\$3,500	Mandatory rental pool, hotel services, management
Ranch/Mesa Community	\$100–\$400	Road maintenance, gate security, minimal amenities

### Key HOA Documents to Review

- Declaration of Covenants, Conditions & Restrictions (CC&Rs) — the governing rules
- Bylaws — how the HOA is governed and decisions are made
- Current budget and financial statements — look for adequate reserves
- Meeting minutes (last 2 years) — reveals pending issues, disputes, or special assessments
- Reserve study — independent assessment of long-term capital needs
- Rental restrictions — critical if you plan to rent the property
- Pet policies, parking rules, and short-term rental regulations
- Pending or threatened litigation involving the HOA
- Special assessment history and any pending special assessments

### Special Districts

Many properties in the Telluride region are also subject to special district assessments in addition to HOA fees. These may include metropolitan districts, water and sanitation districts, or fire protection districts. Special district assessments appear on your property tax bill and should be factored into your total carrying cost analysis.

## Questions About Your Specific Property's Costs?

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## Anne-Britt Østlund

*Founder, Mountain Rose Realty | Telluride, Colorado*

As a Realtor® and founder of Mountain Rose Realty, Anne-Britt represents Southwest Colorado's finest properties. With more than 23 years of full-time experience in the Telluride market and a commitment to donating 1% of net income to local nonprofits, she is your trusted Lifestyle By Design advisor. Boutique, independent, and unapologetically personal — Mountain Rose Realty is built on the belief that every client deserves a fully white-glove experience. Unique, like you!

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