



820 Black Bear Road, Unit G-17
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Notification of Intent to Sell Affordable Housing Unit

(Rev. 11/2025)

Instructions:

Any owner desiring to sell their unit must submit this completed document to the San Miguel Regional Housing Authority (“SMRHA”), on behalf of the Telluride Housing Authority (“THA”). Pursuant to the Telluride Affordable Housing Guidelines (“Guidelines”) Section 106.6 Notification Required, a Notice of Intent to Sell a Housing Unit must be submitted to THA at least sixty (60) days prior to the anticipated sale on notice forms available from THA.

The unit’s deed restriction and the following sections of the Guidelines should be reviewed prior to submitting this form:

- For all sales: Section 106 SALE AND RESALE OF UNITS
- For Town Constructed Units: Section 306 SALE AND RESALE OF TOWN CONSTRUCTED HOUSING UNITS
 - Owners who purchased their Town Constructed Unit on or after April 3, 2018 must offer their Town Constructed Unit for resale by lottery
- For Mitigation Units: Section 206 SALE AND RESALE OF MITIGATION UNITS
 - Owners who purchased their Mitigation Unit on or after May 9, 2023 must offer their Mitigation Unit for resale by lottery
- For Employee Dwelling Units: 406 SALE AND RESALE OF EMPLOYEE DWELLING UNITS

Please be advised that if the Housing Unit is required to be sold by lottery or otherwise voluntarily being sold by lottery, an owner may not withdraw their Notice of Intent to Sell after the Legal Notice for the lottery has been published.

I/we, _____, hereby declare my/our intent to sell the property described as _____ (the “Unit”), acknowledging that such property is restricted (including ownership, occupancy, and sale of such property) by the Telluride Affordable Housing Guidelines and has been certified by the San Miguel Regional Housing Authority as Affordable Housing, as defined in the Town of Telluride Land Use Code.

I/we also hereby request the San Miguel Regional Housing Authority to calculate a Maximum Sale Price for my Telluride Affordable Housing Unit, according to a formula in the Unit’s deed restriction. When calculating the price, please consider the following to the extent allowed by the Unit’s deed restriction:

- Costs of any public improvements for which assessments were imposed by any municipal special improvement as created by or with the Town since the recordation date of the deed restriction. Documentation of the costs is attached: Yes No N/A
- Costs of any Permitted Capital Improvements which have been pre-approved by THA. A list of capital improvements to my unit, and documentation such as receipts for materials purchased or invoices showing payment made is attached: Yes No N/A

I/we have read the deed restriction for the Unit and the applicable Guidelines governing sale of the Unit, and to the extent allowed by the Unit’s deed restriction and the Guidelines, I/we desire to sell the Unit by:

- The lottery procedures and requirements as set forth in Guidelines Section 106.11; or
- Selling directly to a Qualified Household

I/We understand that pursuant to Guidelines Section 106.4.B, THA shall conduct a cursory inspection identifying items that may show up in an inspection report; however, THA's inspection does not take the place of the inspection done by an expert and a professional inspection shall be required of the buyer prior to sale. The seller shall make identified repairs to bring the Unit to Minimum Standards for Maximum Sale Price prior to closing. If THA Staff determines that the Unit does not meet Minimum Standards for Maximum Sale Price, or if a professional inspection reveals health and safety issues needing to be addressed:

1. The seller must complete identified repairs to meet Minimum Standards prior to closing, which repairs may be eligible on the whole or in part as Permitted Capital Improvements to increase the MSP; or
2. The buyer must agree in writing to complete the identified repairs by a date certain, with one of the following documented at closing:
 - i. a reduction in sales price to cover the cost of repairs; or
 - ii. a credit from seller to buyer sufficient to cover the cost of repairs; or
 - iii. funds placed in escrow by seller in an amount sufficient to ensure satisfactory repairs, the balance of which will be returned to the seller after verified completion of repairs.

SIGNED AND SUBMITTED:

_____	_____	_____
Owner Signature	Date	Printed Name

_____	_____	_____
Owner Signature	Date	Printed Name

RECEIVED:

_____	_____	_____
San Miguel Regional Housing Authority	Date	Printed Name