

Zone 1

Extends 15 feet beyond the structure, including decks, patios, etc. This area should be lean, clean and green.
LEAN: only a small amount of vegetation should be present within the first 15 feet from the structure.
CLEAN: no accumulation of dead vegetation or flammable debris.
GREEN: plants and other vegetation should be kept well irrigated.

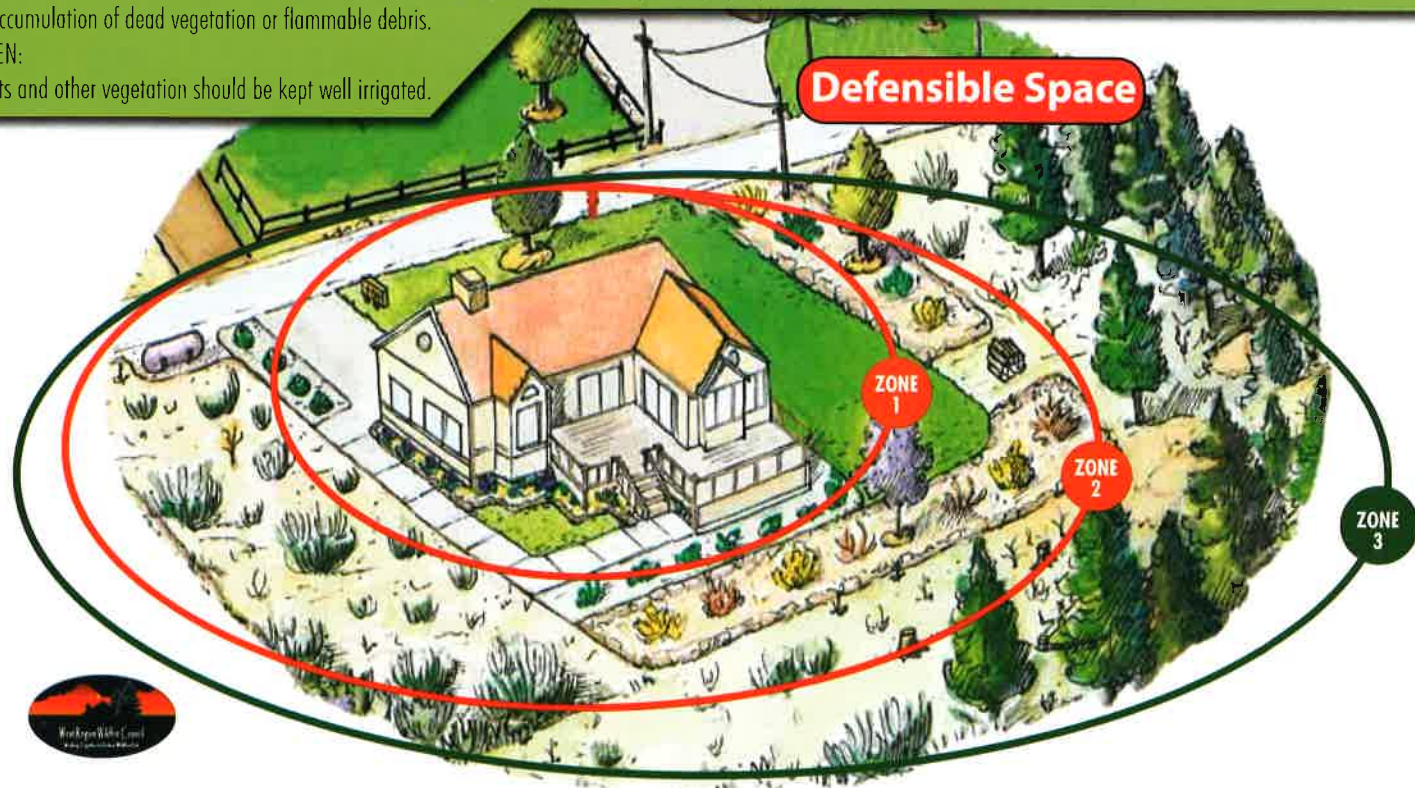
Zone 2

Is an area of fuel reduction designed to reduce the intensity of any fire approaching a home. Trees and shrubs should be thinned so that at least 10 feet exists between crowns. Zone 2 may extend out to 100 feet or more from the home depending on fuel type and property slope.

Zone 3

Can extend all the way to the property boundary. Trees and large shrubs can be pruned to prevent a ground fire from climbing into the crowns of trees. Remove dead and down debris.

Defensible Space



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Gunnison WILDFIRE PREVENTION



2015 Gunnison Country WILDFIRE PREVENTION

A message from the Gunnison Country Association of REALTORS®

Voluntary Wildfire Mitigation is a MUST or homeowners might have to pay higher insurance rates

Gunnison and Hinsdale Counties are in the Wildland Urban Interface (WUI) in the State of Colorado. Our homes are at risk for higher insurance premiums or cancellation and possible legislation that would require disclosures at point-of-sale or costly wildfire mitigation requirements prior to transfer of title.

The Gunnison Country Association of REALTORS® and local REALTORS® are working to educate clients on how to be proactive without mandates. It's important to stress how important this issue is for homeowners in Gunnison and Hinsdale Counties with regard to property insurance.

Local authorities want homeowner cooperation and participation in the mitigation process and the insurance companies are demanding it. If the property owner does not comply with mitigation recommendations, they may find as a result, that their insurance company will not renew their homeowner's policy or their annual premium may increase to an unaffordable level.

If you are trying to sell a house, insurance companies may refuse to insure the new Buyer's purchase. Being proactive and spending some money upfront to mitigate could potentially save many thousands of dollars per year thereafter at the very least.



What is the WUI? Wildland Urban Interface

With more than a quarter of Colorado residents living in a Wildland Urban Interface (WUI), an area where residential homes and commercial development is intermixed with forested areas, it is becoming increasingly important to educate and protect residents and their property from devastating wildfires through access to fire protection and mitigation information and resources.

With continued real estate development throughout the state's WUI areas, estimated to grow by 300 percent in the next 15 years, the wildfire threat is not only extremely real, it is not going away.



Want to learn more about YOUR wildfire risk?

Sign up for a FREE site visit and learn about:

- Your home's wildfire risk
- How to be prepared in the event of a wildfire
- How to decrease your wildfire risk
- Available funding for mitigation projects

Cost-share
funding available
for hazardous
fuels reduction

If you would like more information about wildfire risk and mitigation, please contact:

West Region Wildfire Council

Website: COwildfire.org

Phone: (231) 838-6773

Email: info.COwildfire@gmail.com



Emergency Phone Notifications Is your cell phone number registered?

Emergency phone notification (EPN) systems (similar to Reverse 9-1-1™), when activated during emergencies, are programmed to call landline phones. Cell phones are not included in the pre-programming of these systems; however, citizens can register their cell phones with the EPN, so that their cell phone will receive emergency notifications. Cell phones can be registered to receive both voice and text emergency notifications.

All citizens of, and visitors are encouraged to register their cell phone numbers for emergency phone notifications. You have the ability to opt-out at any time. Registering your cell phone is simple:

Gunnison County Residents:

Go to the Gunnison County website: www.gunnisoncounty.org select "Government", then select Emergency Management, and click on the Code Red icon.

For questions, please contact Gunnison County Emergency Management at (970) 641-2481, or by email at smorrill@gunnisoncounty.org or blucero@gunnisoncounty.org

Hinsdale County Residents:

Go to the Hinsdale County Website: www.hinsdalecountycolorado.us, locate and click on the Code Red icon.

For questions, please contact Hinsdale County Emergency Management at (970) 944-2806, or by email at grayj@lakecity.net or seasonsofwood@yahoo.com.

Wildfire Policy Could Increase the Cost of Homeownership

Wildfire preparedness and risk mitigation are shared responsibilities that should be achieved through education and incentives, not via unreliable risk ratings and mandates. The Governor's Wildfire Task Force met in 2013 and submitted multiple policy recommendations for preparedness and mitigation. Some advocated for further property owner education and monetary incentives to aide property owners with the costs for mitigating the inherent risks of living in our beautiful Wildland Urban Interface (WUI) areas, of which a vast majority of Gunnison and Hinsdale County homeowners reside. These are recommendations that have been considered to an extent through the Colorado Legislature because they represent targeted and reasonable policy solutions which should serve to change property owner behaviors over the long term and have lasting positive effects. While these recommendations have not been implemented to date, all it will take is another bad wildfire season in Colorado to motivate legislators to take action on property owners.

The report contains numerous recommendations with the potential to impact real estate development, homeownership, transactional costs, and insurance availability and cost. Unfortunately, some of the recommendations could stigmatize older homes and lower their property values. Some of the recommendations that could affect property owners include:

- A disclosure at the point of sale that a home is in the Wildland Urban Interface (WUI) and at higher risk for wildfire, stigmatizing a property.
- A website that would include a rating system for all proper ties in the WUI on a scale of 1-10 for wildfire risk.
- Higher property taxes for homes in the WUI.
- Costly and mandatory defensible space and wildfire mitigation on a property.

It cannot be stressed enough that educating homeowners about the risk of wildfire and the best means by which to mitigate the risk is critical to changing behavior over the long term. Combining education and outreach with monetary incentives (e.g., tax credits or deductions, low interest loans) for homeowners willing to undertake improvements that reduce wildfire risk, such as the creation of defensible space, can ensure that homeowners have the knowledge and means to mitigate wildfire risk over many years.

Whether it is state or local government evaluating possible policies, these principles should always be at the forefront of their minds and inform their decisions.

Risk disclosure requirements, wildfire risk mitigation audits, or WUI fee assessments never should be considered until the State is able to develop a risk assessment tool.

Moreover, the public safety benefit of requiring a time of sale mitigation audit is unclear. These recommendations are unlikely to be significantly effective at reducing wildfire risk, particularly given the overall small percentage of sales transactions that occur each year in relationship to the overall housing inventory. The assessed fees would directly impose additional costs on properties in the WUI, which also would decrease the purchasing power of potential buyers. Therefore, any cost-benefit ratio is skewed heavily toward raising costs for property owners and property transfers without guaranteeing a corresponding benefit for public safety.

At a time when property owners in WUI areas are experiencing difficulty obtaining or renewing insurance policies, having their coverage dropped, and paying more for the same policies they held even a year ago, raising the cost of homeownership for many property owners will become a financially distressed time.