



Selling a Home in the “WUI” – What Does That Mean?

Many properties throughout Eagle County are located in the “wildland-urban interface” (WUI)—an area where vegetation and development mix and can result in conditions that contribute to the vulnerability of structure ignition during a wildfire.

If you are selling a home in the WUI, you have the opportunity to take direct action on your property to reduce wildfire hazard and make it more attractive to potential buyers.



REALTORS® Unique Role in Wildfire Awareness

REALTORS® have a unique opportunity to engage with home buyers and sellers by offering resources about local wildfire hazard. Providing accurate information helps all parties make informed decisions, and empowers current and future homeowners to take action on their property. To assist REALTORS® in understanding and sharing wildfire information, the Vail Board of REALTORS®—in collaboration with local stakeholders—developed this wildfire reference guide as part of the REALFire program.



Vail Board of REALTORS®
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Why Mitigate Before Selling Your Home?

- ✓ Mitigation reduces wildfire hazard and reassures the buyer they are moving into a safe environment.
- ✓ Properly mitigated homes can increase the attractiveness of your property to potential buyers by presenting a clean and well-maintained appearance.
- ✓ Mitigation may also increase a buyer’s confidence in obtaining homeowner’s insurance.

Learn More About Your Property & Wildfire Hazard

Unsure of your property’s wildfire hazard? Eagle County works with local fire districts to offer REALFire® assessments to help homeowners learn about reducing vulnerabilities to wildfire on a home and property. The REALFire® program was co-developed by Eagle County and the Vail Board of REALTORS® and is administered by the Community Wildfire Planning Center.

Learn more about the REALFire® program and sign up for a property assessment at: realfire.net.

If you’re considering improvements before selling, Eagle County also requires that any new construction, repairs, or retrofits adhere to wildfire regulations. Visit the Eagle County Building Department website for more information: eaglecounty.us/building/wildfiremitigation



Wildfire HOME SELLER REFERENCE GUIDE



A REALTOR® Developed Guide To Help Home Sellers Understand A Property’s Wildfire Hazard
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Features To Look For When Assessing A Home's Susceptibility To Wildfire

Structure & Attachments:

Fire-resistant materials and maintenance are key. What to look for in a structure:

- Fire-resistant materials for roof, siding, and attachments provide the best protection. Examples: Class A fire-rated roof covering and stucco siding
- Properly-screened vents
- Clean roof and gutters, free from needles and other debris
- Double-paned windows

Zone 1:

Very limited and well-trimmed vegetation; properly mitigated attachments and accessory structures.

- A noncombustible 5 ft. border surrounding the structure
- No conifer or juniper trees
- Very limited number of sage, shrubs or tall grasses
- Trimmed grasses and/or xeriscaped lawn
- Wooden attachments such as fences are not directly connected to the house
- Outbuildings mitigated to the main structure standards

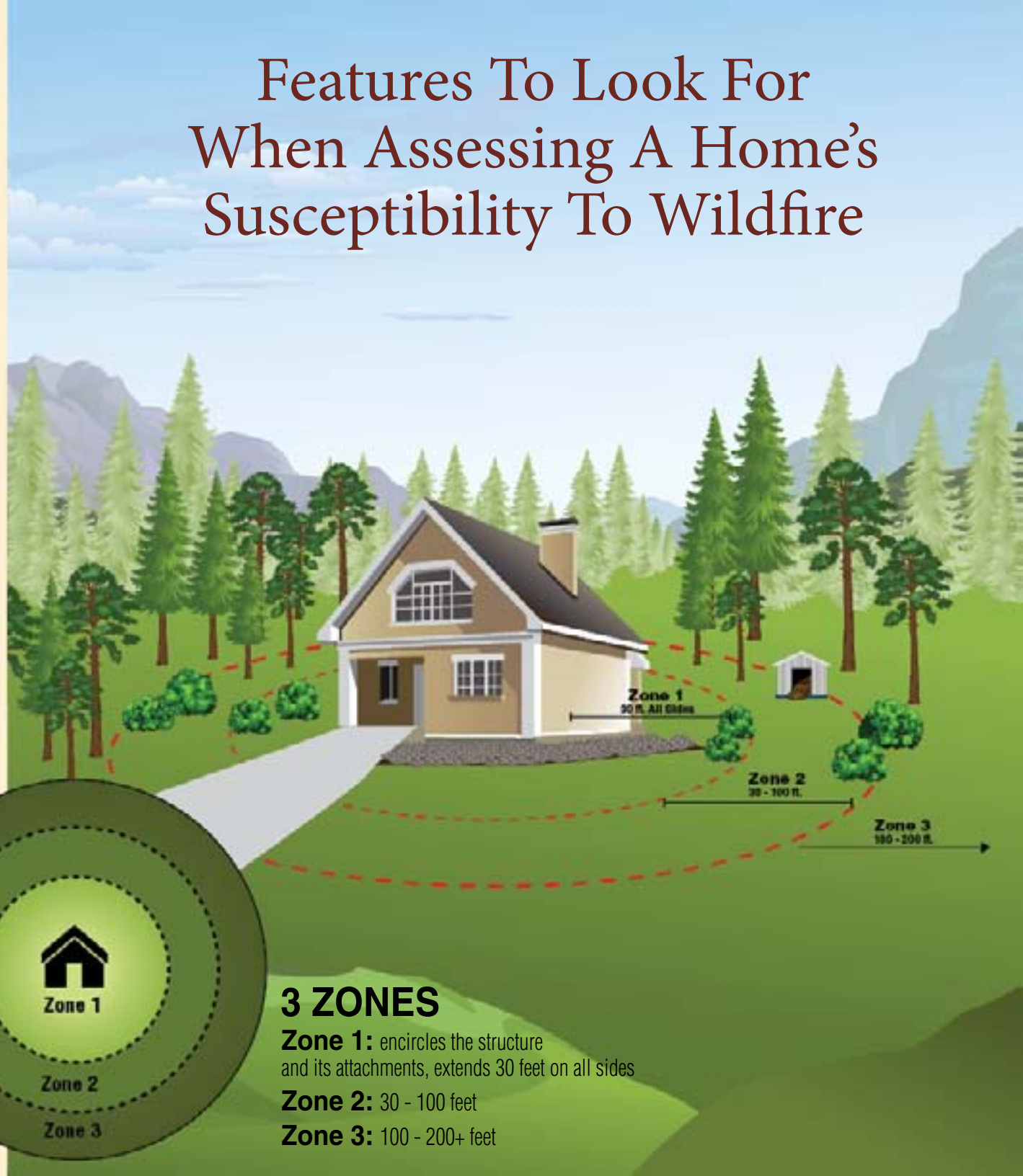
Zone 2:

Healthy Landscaping

- Firewood stored at least 30 ft away from structure (outside Zone 1)
- Pruned and thinned or clustered trees
- No sign of shrubs or other vegetation underneath taller trees

Zone 3:

Significant landscaping features, such as steep slopes and adjacent forests, play a role in wildfire risk. If present, property owner should work with a qualified wildfire and forestry professional.



3 ZONES

Zone 1: encircles the structure and its attachments, extends 30 feet on all sides

Zone 2: 30 - 100 feet

Zone 3: 100 - 200+ feet