



## Buying 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 thinking of buying a home in the WUI, you have the opportunity to better understand what that means and consider features to keep you and your family safer from wildfire in the future.



## 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.



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## HOME BUYING TIPS

- ✓ **Is the home and property already mitigated from wildfire? Ask the seller (or seller’s agent) if a wildfire hazard property assessment has recently been performed, and whether you can obtain a copy of this assessment. Well-mitigated homes will have a higher success rate for getting insured. Remember: conditions change fast, trees and vegetation grows, needles fall, combustible material collects; assessment information is only accurate if the homeowner has maintained their mitigation.**
- ✓ **If a home has not been mitigated or assessed, request that a qualified wildfire mitigation specialist perform a wildfire hazard property assessment as part of the inspection process.**
- ✓ **Are you already considering future improvements? Eagle County requires that any new construction, repairs, or retrofits adhere to wildfire regulations. Check with the Eagle County Building Department for more information: [eaglecounty.us/building/wildfiremitigation](http://eaglecounty.us/building/wildfiremitigation)**

### Learn More!

Once you purchase your new home, 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](http://realfire.net).**



# Wildfire HOME BUYER REFERENCE GUIDE



**A REALTOR® Developed Guide  
To Help Home Buyers 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

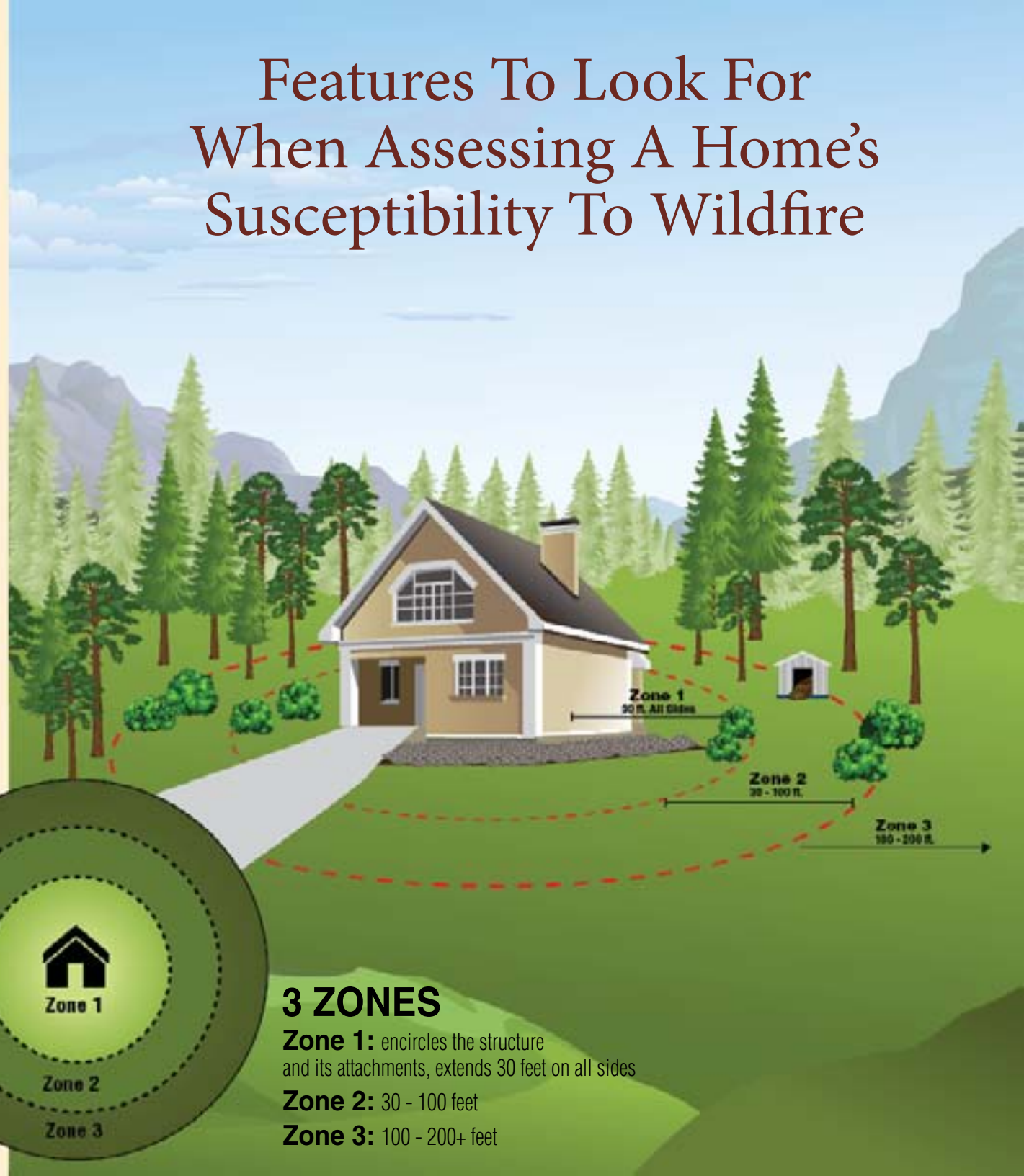
## Zone 2:

**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