

Dustin S. Charapata

Partner

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Practice Areas

Real Estate

Corporate Law

Family Office Services

Outside General Counsel Services

Bar Memberships

Colorado

Dustin is a seasoned real estate attorney with a broad transactional practice and a sharp focus on the hospitality and recreation industries. He advises clients across the full spectrum of real estate matters, delivering practical, business-minded legal solutions that help drive growth, manage risk, and close deals efficiently.

With significant in-house counsel experience—including serving as senior counsel for the world's largest ski area operator—Dustin brings a unique, insider's perspective to every transaction. He regularly represents clients in the acquisition, disposition, and development of hospitality and recreation-focused assets, including hotels, ski resorts, ranches, and tour operations.

Beyond his focus on hospitality and recreation, Dustin has significant experience across all major commercial real estate asset classes. He regularly represents buyers, sellers, and investors in the acquisition and disposition of office, multifamily, industrial, and retail properties, as well as Section 8 and other affordable housing developments, applying the same practical, deal-focused approach that defines his broader practice.

Dustin also has extensive experience guiding real estate development projects throughout Colorado, from initial site acquisition through construction completion. He regularly advises developers on land use and entitlement matters, including annexations, zoning and rezoning applications, planned unit development (PUD) approvals, and vested rights agreements, helping clients navigate Colorado's complex municipal approval processes for master-planned communities, resort developments, and mixed-use projects.

A forward-thinking practitioner, Dustin applies artificial intelligence tools in the legal context to streamline workflows, reduce costs, and enhance the speed and accuracy of legal services. He integrates AI-driven solutions into his practice to deliver greater value and efficiency for his clients—particularly in document review, contract analysis, and due diligence.

Before entering the legal profession, Dustin served as a Fleet Marine Force Corpsman in the U.S. Navy, deploying with the 5th Marine Regiment in support of Operation Iraqi Freedom—a foundation that informs his discipline, leadership, and client-first mindset.

Other Info About Dustin

Experience

Represented the founders of Silverton Mountain and their disposition of the ski area to Heli Adventures. This transaction was the first ever transfer of a Bureau of Land Management (BLM) Lease and re-issuance of a BLM Special Recreation Permit for a ski area.

Represented Park City Mountain Resort in the development of an approximately 2,000 vehicle parking facility at the base of the Canyons Village.

Represented Vail Resorts and its sale of the DoubleTree by Hilton Hotel, a 208-room hotel with approximately 8,500 square feet of meeting space in Breckenridge, Colorado to MIG Real Estate.

Represented Vail Resorts regarding the sale of land, and Rock Resorts regarding the management of the hotel, for the Kindred Resort in Keystone, Colorado.

Represented Delaware North and its acquisition of the assets of Nova Guides, a full-service premiere outdoor recreation and adventure tour company. The purchase makes Delaware North one of the largest operators of winter outdoor recreation and adventure tours in the United States.

Education

University of Denver Sturm College of Law, J.D., 2013

American Military University, M.A., 2010, *summa cum laude*

Saint Louis University, B.S., 2005, *magna cum laude*

Recognition

The Best Lawyers in America®, Real Estate, 2024-2026

Professional Affiliations

Colorado Bar Association

Denver Bar Association

Civic Activities

Denver Law Alumni Council

Colorado Lawyers for Colorado Veterans

Featured Articles

Colorado Enacts Water Service Reforms to Remove Barriers to Real Estate Development

Legislative Roundup Part II: Examining Colorado's Response to the Affordable Housing Crisis

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