

1 BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. _____
COMMITTEE OF REFERENCE:

4
5 A BILL

6
7 **For an ordinance regulating residential property wholesalers.**

8
9 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

10 **Section 1.** That chapter 27 of the Code shall be amended by adding an article XIII, to read as
11 follows:

12 **ARTICLE XIII. –LICENSING OF PROPERTY WHOLESALERS.**

13 **Sec. 27-260. – Definitions.**

14 The following terms shall have the respective meanings assigned to them:

15 (1) *Department* means the department of licensing and consumer protection.

16 (2) *Manager* means the manager of licensing and consumer protection.

17 (3) *Residential property* means any building, structure, or accessory dwelling unit that is
18 used or intended to be used as a household living use type, as defined in the Denver Zoning Code.
19 Residential rental property does not include on-campus college housing, hotels, motels, group living
20 homes, boarding homes, or group living homes.

21 (4) *Residential property owner* means the record or equitable owner of a residential
22 property.

23 (5) *Residential property wholesaler* means any person or entity who is in the business of
24 purchasing or soliciting for purchase a residential property, not for use as a residence for the
25 residential property wholesaler, and with the intent to assign the contract for sale or resell the property
26 for a profit. A residential property wholesaler shall not include any person or entity who purchases a
27 residential property and substantially improves the residential property for the purpose of resale; or a
28 person or entity licensed by the Colorado Real Estate Commission, as established in C.R.S. 12-10-
29 201, *et. seq.*

30 (6) *Solicit* means request that a residential property owner list their residential property for
31 sale or offer to purchase a residential property through mail, oral communication, or electronic
32 communication.

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34 **Sec. 27-261. – License Required.**

1 It shall be unlawful for any person or entity to act or operate as a residential property wholesaler
2 without first having obtained a license from the department.

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4 **Sec. 27-262. - Application.**

5 All residential property wholesaler license applications shall be made on forms provided by the
6 manager and shall include, in addition to any information required by chapter 32 of this Code, all
7 supplemental materials required by this article and any rules adopted pursuant thereto. The manager
8 may, at the manager's discretion, require additional documentation associated with the application, as
9 may be necessary, to enforce the requirements of this article XIII.

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11 **Sec. 27-263. – Licensing and requirements.**

12 The manager shall issue licenses in accordance with the procedures and subject to the
13 requirements of chapter 32 of this code, this article XIII, and in rules and regulations issued by the
14 manager.

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16 **Sec. 27-264. – No solicitation list.**

17 The manager shall create and maintain a no solicitation list of residential properties and
18 residential property owners, wherein the residential property owners may request not to be contacted
19 or solicited to by residential property wholesalers. Any residential property owner who appears on such
20 list may request, in writing, that the manager remove their name and property from the list, and the
21 manager shall remove the residential property and residential property owner's name within thirty (30)
22 days of such a request.

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24 **Sec. 27-265. – Prohibited conduct.**

25 In addition to conduct prohibited in chapter 32 of this code:

26 (a) No residential property wholesaler shall, in the course of soliciting a residential property,
27 knowingly make any substantial misrepresentations, false promises, or engage in any conduct which
28 demonstrates bad faith or dishonesty.

29 (b) No residential property wholesaler shall contact or solicit a residential property or
30 residential property owner on no solicitation list.

31 (c) No residential property wholesaler shall, in the course business of a residential property
32 wholesaler, repeatedly or continuously contact a residential property owner purpose of harassing,
33 molesting, threatening, coercing or intimidating the residential property owner.

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Sec. 27-266. – Disclosure required.

A residential property wholesaler shall disclose to a residential property owner at least three (3) days before presenting an offer to purchase a residential property the wholesaler’s intent to assign the contract for purchase or to resell the property for profit. Additionally, the residential property shall provide information, in a form acceptable to the manager, regarding resources for home appraisals or any other information as required in rules and regulations.

Sec. 27-267. – Enforcement; disciplinary actions; sanctions; penalties.

Procedures for investigation of license violations and for suspension, revocation or other licensing sanctions, including civil penalties, as a result of any such violation shall be as provided in chapter 32 of this Code and any rules and regulations promulgated by the manager.

Sec. 27-268. – Reporting.

The manager shall keep records regarding the number of licenses and the number of transactions by residential property wholesalers and shall report in writing to city council by July 1 of each year.

Secs. 27-269—27-279. - Reserved.

Section 2. That chapter 27, article XII of the Code shall be amended by adding the language underlined, to read as follows:

Secs. 27-247—27-259. - Reserved.

COMMITTEE APPROVAL DATE: _____, 2026.
MAYOR-COUNCIL DATE: _____, 2026.
PASSED BY THE COUNCIL _____ 2026
_____ - PRESIDENT
APPROVED: _____ - MAYOR _____ 2026
ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

1 NOTICE PUBLISHED IN THE DENVER POST _____ 2026; _____ 2026

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3 PREPARED BY: Brylan B. Droddy, Assistant City Attorney; DATE: _____

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5 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
6 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
7 ordinance. The proposed ordinance _____ is/_____ is not submitted to the City Council for approval
8 pursuant to § 3.2.6 of the Charter.

9

10 Michiko Ando Brown, Denver City Attorney

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12 BY: _____, _____ City Attorney DATE: _____

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DRAFT