

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-1585
COMMITTEE OF REFERENCE:
4 BUSINESS, ARTS, WORKFORCE & AVIATION SERVICES

5
6 **A BILL**

7 **For an ordinance amending Article II of Chapter 32 (License Fees) and Article VIII**
8 **of Chapter 27 (Licensing of Residential Rental Property) clarifying licensing fees**
9 **and advertisement requirements.**

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

11 **Section 1.** Section 32-105 of the Denver Revised Municipal Code shall be amended by
12 adding the language underlined and deleting the language stricken to read as follows:

13 **Sec. 32-105. - Residential rental property fees.**

14 (a) Residential rental property owners are subject to the following fees beginning on January
15 1, 2022:

16 (1) Application fee:

17 i. Two (2) or more dwelling units on a parcel(s) (Fee is \$25.00 if application is
18 submitted before January 1, 2023)\$50.00

19 ii. Single dwelling unit on a parcel (Fee is \$25.00 if application is submitted
20 before January 1, 2024)50.00

21 (2) License fee, per ~~year~~license term:

22 i. Single dwelling unit on a parcel50.00

23 ii. Two—ten dwelling units on a parcel(s)100.00

24 iii. Eleven—50 dwelling units on a parcel(s)250.00

25 iv. Fifty-one—250 dwelling units on a parcel(s)350.00

26 v. More than 250 dwelling units on a parcel(s)500.00

27 (b) Application and license fees shall be waived for any the following residential rental
28 properties ~~is~~ that, at the time of application, is:

29 (1) Owned in whole by, owned ~~or~~ in part by, or leased and operated by a local, state,
30 or federal government agency;

31 (2) Owned by or leased and operated by any organization that has been exempted
32 from federal income tax as a non-profit organization in good standing under section 501 (c)(3) of
33 the United States Internal Revenue Code of 1986, as amended, and has been designated as

1 income-restricted housing in section 27-154(d); and,

2 (3) ~~An affordable housing projects that are constructed with the support of any~~
3 ~~combination of federal, state or local financial resources, including private activity bonds, tax credits,~~
4 ~~grants, loans, or other subsidies to incentivize the development of affordable housing, including~~
5 ~~support from the affordable housing permanent funds created in section 27-150, and or properties~~
6 ~~where the tenants are recipients of low income housing assistance and that are restricted by law,~~
7 ~~contract, deed, covenant, or any other legally enforceable instrument to provide housing units only~~
8 ~~to income-qualified households where eighty (80) percent of the total units are income restricted.~~

9 (4) A property that is restricted by law, contract, deed, covenant, lease, or any other
10 legally enforceable instrument to provide at least eighty (80) percent of the total housing units only
11 to income-qualified household receiving low-income housing assistance.

12 **Section 2.** Section 27-195 of the Denver Revised Municipal Code shall be amended by
13 adding the language underlined and deleting the language stricken to read as follows:

14 **Sec. 27-195. - Licensing requirements.**

15 In addition to the provisions applicable to all licenses, all residential rental property licensees
16 shall comply with the following provisions:

17 (a) A residential rental property licensee must maintain premises in compliance with
18 article II, and all rules and regulations adopted pursuant thereto.

19 (b) A residential rental property licensee shall ensure that all appliances supplied by
20 the owner are in good working condition, free of leaks or other defects, so as not to cause any
21 unsafe or unsanitary condition.

22 (c) A residential rental property licensee shall ensure that all dwelling units within a
23 residential rental property contain a functioning smoke detector, carbon monoxide detector, and fire
24 extinguisher.

25 (d) A residential rental property licensee shall comply with section 27-240 herein.

26 (e) A residential rental property licensee shall, to advertise a residential rental
27 property, clearly display the license number on the face of the advertisement. For the purpose of
28 this section, the terms "advertise," "advertising" or "advertisement" mean the act of drawing the
29 public's attention to a residential rental property. This subsection (e) shall apply to any person,
30 employee, agent or independent contractor advertising on behalf of a residential rental property
31 licensee.

32 **Sec. 27-196. – Inspections.**

33 (d) ~~Deadlines for inspections. All inspections shall be completed within ninety (90) days of~~

1 ~~the application date.~~ The director shall not accept verification of a successful inspection if the
2 verification is ~~not within~~ completed more than ninety (90) days prior to ~~of~~ the new residential rental
3 property application date. Applicants for a residential rental property may submit verification of a
4 successful inspection at any time during the application period, as long as the verification occurred
5 no more than ninety (90) days prior to the residential rental property application date. Verification of
6 a successful inspection must be submitted prior to issuance of the license by the department.

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12 COMMITTEE APPROVAL DATE: November 30, 2022

13 MAYOR-COUNCIL DATE: December 6, 2022

14 PASSED BY THE COUNCIL: _____

15 _____ - PRESIDENT

16 APPROVED: _____ - MAYOR _____

17 ATTEST: _____ - CLERK AND RECORDER,
18 EX-OFFICIO CLERK OF THE
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

21 PREPARED BY: Gennevieve St. Leger, Assistant City Attorney DATE: December 7, 2022

22 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
23 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
25 3.2.6 of the Charter.

26 Kerry Tipper, Denver City Attorney

27 BY: _____ Assistant City Attorney DATE: _____