

# Update on the Residential Rental Property License and Residential Health Inspections

Joint Presentation to Safety Committee  
April 10, 2024

# Denver Department of Excise and Licenses

Residential Rental Licensing Program

# What is a Residential Rental Property ?

As of January 1, 2024, all residential rental properties need to be licensed

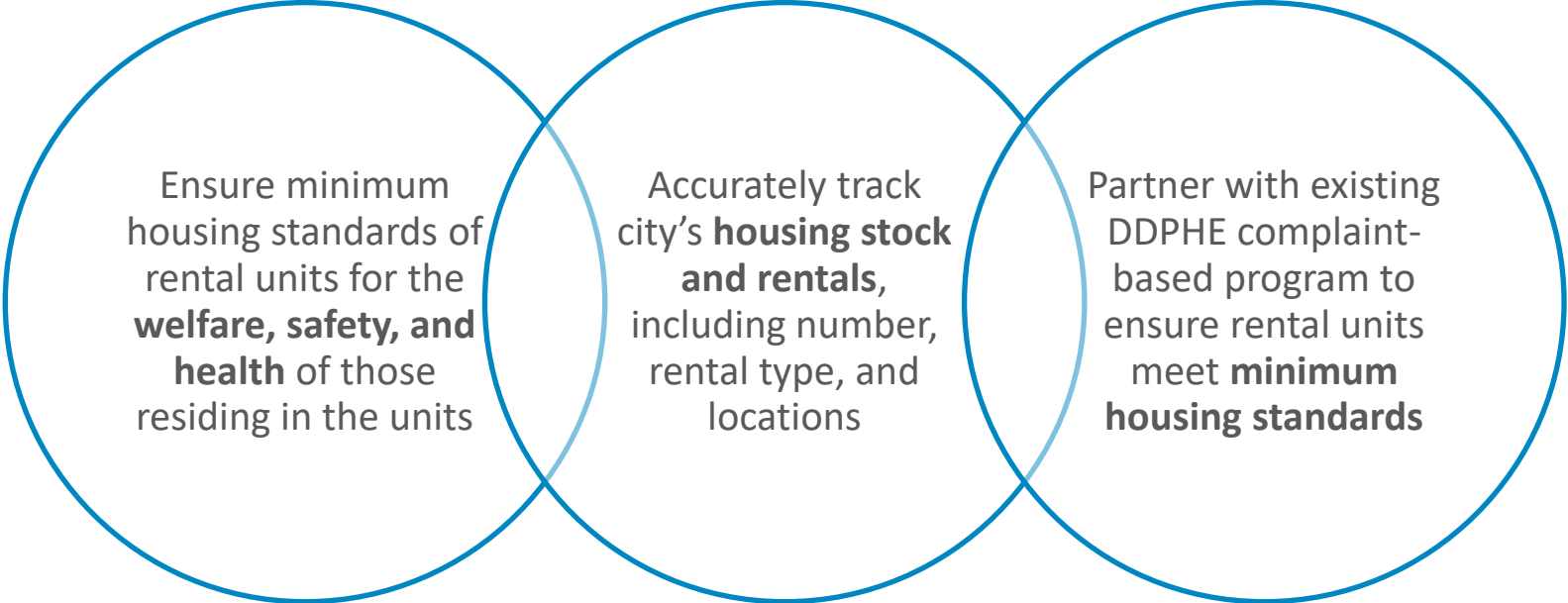
A residential rental property is any building, structure, or accessory dwelling unit that is rented or offered for rent as a residence for **30 days or more at a time**

Any property owner who receives **any type of benefit from a tenant** is considered to be renting and must be licensed

Accessory dwelling units and basement apartments with a separate entrance, kitchen, and full bathroom are **required to obtain a license**

Property owners who live in the unit and rent space to a roommate are **not required to obtain a license**

# Residential Rental Program Policy Goals



Ensure minimum housing standards of rental units for the **welfare, safety, and health** of those residing in the units

Accurately track city's **housing stock and rentals**, including number, rental type, and locations

Partner with existing DDPHE complaint-based program to ensure rental units meet **minimum housing standards**

# Required Inspections

## Who inspects?

- Inspections must be conducted by third-party inspectors
- Inspectors must meet the certification requirements in ordinance

## Which units are inspected?

- Inspections must be completed for 10% of the total number of units
- If there are less than 10, a minimum of one unit must be inspected

## What are inspectors looking for?

- Inspectors can utilize the Department's [Inspection checklist form](#)
- EXL has also created an [Inspection Checklist Guidebook](#), which provides additional context for the checklist items
- The checklist and guidebook are based on minimum housing standards as determined by DDPHE

C = Compliant/Correct NC = Non-compliant NA = Not applicable

Item	Section 1 – Egress	C	NC	NA
1.1	Egress to Ground Level, Stairs in Good Condition & Emergency Exits Clear (RH, 2-202 A-C)			
1.2	Lighting of Halls & Stairways – Multi-Unit Dwellings (RH, 2-205 C)			
Item	Section 2 – Water Systems	C	NC	NA
2.1	Dwelling connected to Municipal or approved Water System (RH, 2-203 A 1)			
2.2	Hot Water Minimum Temperature 110°F (RH, 2-207 C 1)			
2.3	Gas-Fired Water Heater Location (RH, 2-207 C 3)			
2.4	Water Heater provided with Pressure/Temp Relief Valve (RH, 2-207 C 8)			
2.5	Toilet Working Properly & Connected to Approved Water & Sewer System (RH, 3-301 B 1)			
2.6	Bathtubs & Showers in Good Condition (RH, 3-301 D 2)			
Item	Section 3 - Electrical	C	NC	NA
3.1	Outlets & Fixtures Installed Properly (RH, 2-206 A 1)			
3.2	Total Circuitry Limits; No Make-Shift Outlets; Wiring in Good Condition (RH, 2-206 B 1-2)			
3.3	At least 1 GFCI Outlet in All Bathrooms (RH, 2-212 C)			
3.4	Free of Unsafe Extension Cords & Makeshift Wiring (RH, 2-206 B 4-5)			
Item	Section 4 – Fire Safety	C	NC	NA
4.1	Smoke & CO Detector; Fire Extinguisher Present (DRMC, 27-195)			
4.2	Furnace Room Door Requirements are Met – Basement (RH, 2-201 C)			
4.3	Boiler/Furnace have approved Safety Devices (RH, 2-207 A 3-4)			
4.4	Gas Supply Pipes in Good Condition (RH, 2-207 A 1)			
Item	Section 5 – Walls, Roof & Foundation	C	NC	NA
5.1	Free of Holes in Walls or Roof; Deteriorating Paint (RH, 2-208 A)			
5.2	Free of Lead Hazards & Hazards Associated with Water Intrusion (RH, 2-209 A 2)			
5.3	Free of Leaks in Below Grade Units – Basement (RH, 2-201 B 1)			
5.4	Foundation Secure & Free of Visible Decay (RH, 2-208 B)			
Item	Section 6 – Trash	C	NC	NA
6.1	Regular Trash Removal; Free of Excessive Odors & Accumulation (RH, 2-214 D-F)			
Item	Section 7 – Pest Control	C	NC	NA
7.1	Free of Pest Infestation (RH, 2-215 A)			
7.2	Regular Pest Removal & Control Devices as Necessary (RH, 2-215 C)			
Item	Section 8 – Required Utilities, Equipment and Services	C	NC	NA
8.1	Capable of Maintaining Minimum Room Heating Temperature of 70°F (RH, 2-207 B 1)			
Item	Section 9 – Safe & Sanitary	C	NC	NA
9.1	Safe & Sanitary for Human Habitation (DRMC, 27-21)			

# Applications by the Numbers

As of Friday, April 5, 2024



# Rental Units by the Numbers

As of Friday, April 5, 2024

## By unit category

- Single dwelling unit: 16,297
- 2-10 dwelling units: 4,342
- 11-50 dwelling units: 989
- 51-250 dwelling units: 432
- 251+ dwelling units: 154

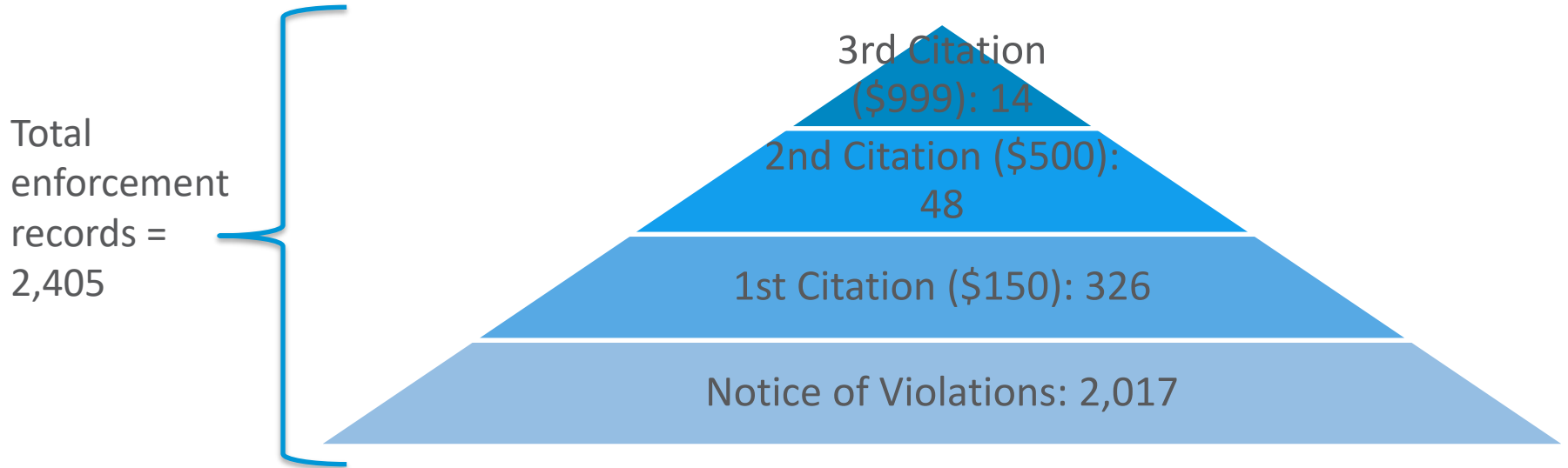
## By property type

- Single family home (detached): 9,727
- Rowhome/townhome (2 or more attached units): 4,580
- Apartment: 3,924
- Condominium: 3,772

**Total number of rental units = 170K**

# Enforcement by the Numbers

As of Friday, April 5, 2024





# Keys to Success: Partnership and Outreach

## Outreach & Education

- Conducted outreach to associations, industry groups, and real estate stakeholders
- Gave presentations to City Council Districts, RNOs, Housing agencies

## Licensee Support

- Six in-person presentations with Q&A at public libraries
- Ongoing virtual and in-person appointments for application support

## Partnerships

- Enforcement collaboration opportunities
- Data sharing through Accela

# Contact Information

Sign up for the  
[Residential Rental Property Information Bulletin](#)

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Email comments/questions to [licenses@denvergov.org](mailto:licenses@denvergov.org)



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# Denver Department of Public Health & Environment

## Public Health Investigations Division

### Residential Health Program

**Empowering Denver's communities to live better, longer**

# Public Health Investigations Division

Regulatory programs and investigations of environmental public health hazards:

- Residential Health & Housing
- Encampments
- Shelters, motels, SOSs, etc.
- Food Safety
- Schools
- Child Care
- Cannabis
- Plan Review
- Noise
- Body Art
- Syringe Access Programs
- Swimming Pools
- EMV/Secure Transportation Systems
- Commercial Sex Clubs

# Residential Health Program Overview

## Conduct Residential Health Investigations

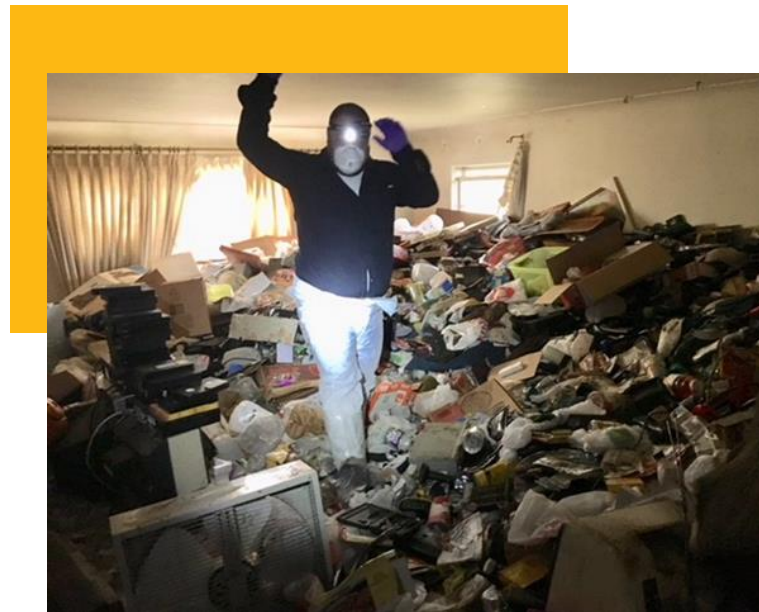
- Investigate complaints (~1600 complaints in 2023)
- Routine inspections of overnight shelters and boarding homes
- Proactive inspections for some large, multi-unit properties
- Consultation regarding emergency & transitional housing

## Investigate Complex Residential Cases with Multi-Agency Involvement

- Meth contaminated residential properties
- Hoarding
- Neglected and derelict properties
- Many referrals/joint investigations with other agencies (e.g. Medical Examiner, DPD, CPD, etc)

# Authority and Purpose

Dwellings shall be designed, maintained, and occupied in a manner that protects public health and safety and conforms to the minimum standards of habitability.



[Chapter 27, DRMC](#)



[Rules and Regulations Governing Residential Health](#)

# Health and Safety Violations

- Pest infestations
- Mold & water damage
- Sanitation concerns
- Heating
- Lack of utilities
- Methamphetamine contamination



# Enforcement

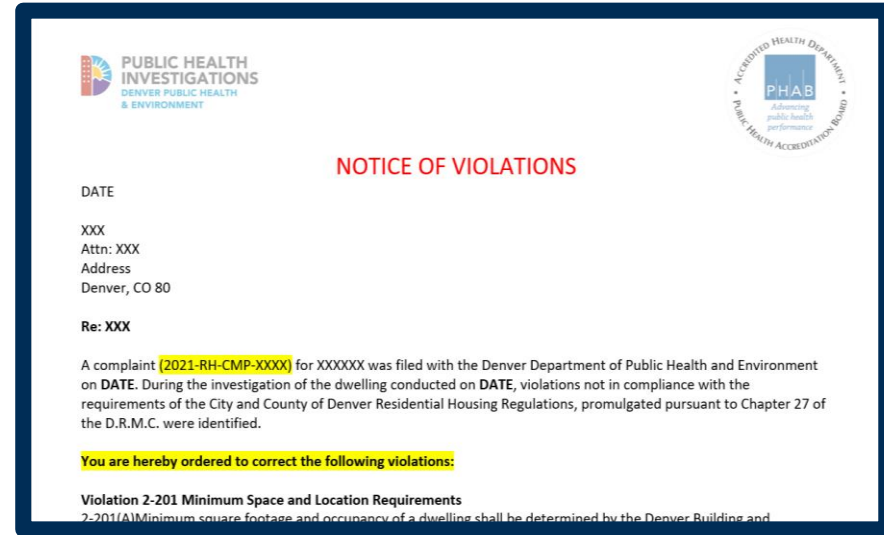
Notices of Violation issued for violations of the Housing Code and regulations

Placards restrict access for unsafe conditions

Failure to correct an issue can result in a summons to court or administrative citations

Repeat issues may impact the residential rental license

DDPHE has no authority or direct involvement with Warranty of Habitability processes





# Questions?