
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

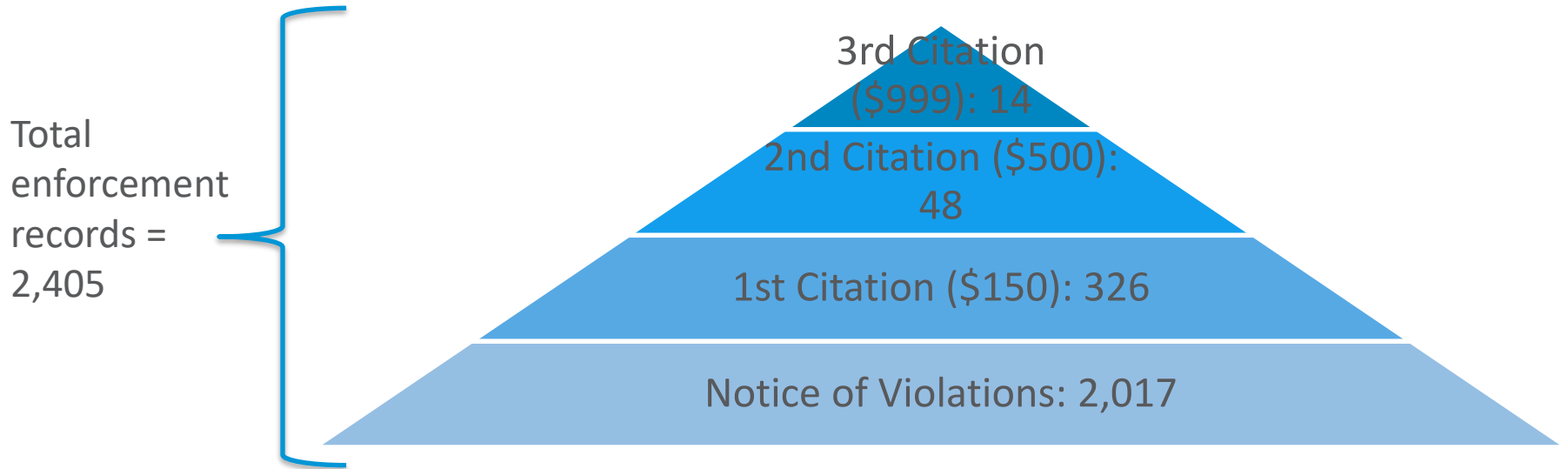
By property type

- 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



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

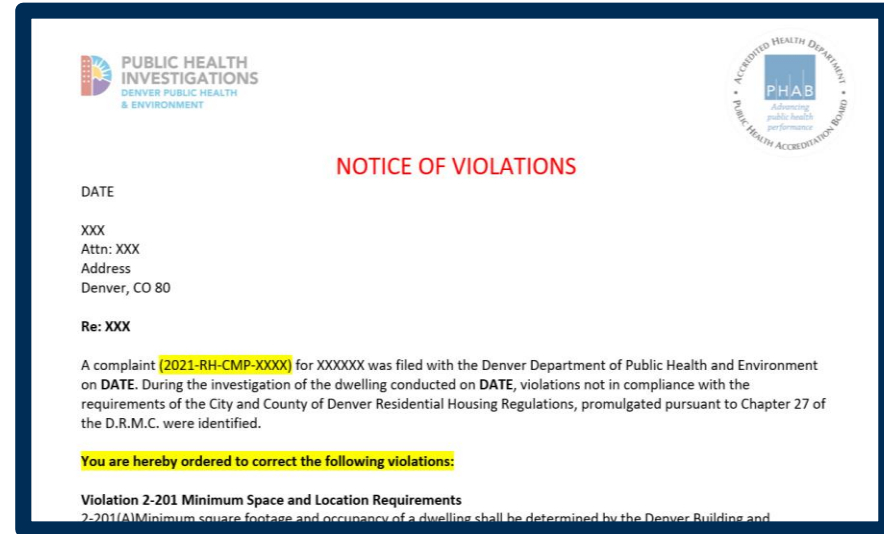
Notices of Violation issued for violations of the Housing Code and regulations

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?