

Reference #
16101340



DENVER CITY COUNCIL

I am giving testimony on / Tema sobre el que le gustaría comentar

25-1567: An ordinance adding a new section establishing the maximum possible civil penalty for violations of Article VIII of Chapter 27 of the Denver Revised Municipal Code. / 25-1567: Una ordenanza que agrega una nueva sección para establecer la sanción civil máxima posible por violaciones del Artículo VIII del Capítulo 27 del Código Municipal Revisado de Denver.

First Name / Nombre

Joseph

Last Name / Apellido

Arora

I am a resident of: / Soy residente del:

Council District 5 / Distrito 5

I am / Estoy

Against the item / en contra del artículo

My testimony: / Mi testimonio:

I strongly urge the committee to amend this proposal so that the increased fines apply only to property owners who hold ten or more rental units.

A \$5,000-per-day fine might sound reasonable when aimed at large corporations, but it would devastate small property owners—the very people who keep Denver’s neighborhoods vibrant and affordable. Many of us own just one or two units. We are not investors with deep pockets; we are residents, veterans, teachers, and retirees trying to build stability for our families while providing safe housing for others.

Punishing small local owners at the same level as large-scale landlords will only drive them out of the market, reducing housing supply and pushing rents even higher. If the goal is fairness and accountability, then the rules should recognize scale. Apply these fines to those managing ten or more units—those with the systems and resources to absorb them—not to small business owners who are part of the community fabric.

Denver thrives when local ownership is possible and working with owners to keep rental properties safe.

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