



Healthy Residential Rentals for All Denver Residential Rental License Proposal

Since 2019, Council President Gilmore and the District 11 Denver City Council office has been working on a rental license proposal called “Healthy Residential Rentals for All”. This proposal will require property owners to get a license to rent a property or unit in Denver, and will:

- 1) Ensure the minimum housing standards of rental units are maintained for the welfare, safety, and health of those residing in them. Currently, Denver requires more for Short-Term Rentals (STR) for visitors through the STR licensure program than we do for our residents.
- 2) Denver will be able to track our city’s housing stock – currently we do not know how many rentals we have in the city, especially when you think of all the single-family homes, duplexes, townhomes, and condos that are rented out. Knowing our housing stock is critical to solving our housing needs.
- 3) We have been in a housing crisis for decades and it has been exacerbated due to COVID-19. This program will help stabilize housing by utilizing basic landlord/property owner information to share resources with tenants and strengthen landlord/tenant education and outreach, especially in these times of greater need.

The residential rental license proposal would have phasing starting next Jan 2022 with early licensing options to Jan 2024, phasing in multi-dwelling (in 2023) and single-dwelling units (in 2024), and licenses will require a fee and inspection process.

Please review the full presentation and the video recording of the January 28th Budget and Policy committee where it was presented to Denver City Council and the public:

Video http://denver.granicus.com/player/clip/14033?view_id=180&redirect=true

Presentation <https://denver.legistar.com/LegislationDetail.aspx?ID=4760273&GUID=54A58602-5965-44FD-AB4F-09A57AB41E14&Options=&Search=>

We are currently in our outreach phase and taking feedback from residents, related businesses, and organizations. We hope to bring this proposal before the full council in April/May 2021.

If you have any comments you would like to share about this proposal, please email us at Stacie.Gilmore@denvergov.org and Magen.Elenz@denvergov.org.