LICENSED PARKING LOT GUIDELINES

Denver Revised Municipal Code ("D.R.M.C.") Chapter 55, Article IX

The following guidelines apply to towing and parking in licensed parking lots within Denver:

1) Parking lots that charge a fee for parking of three (3) or more vehicles must be licensed through the Denver Department of Excise and Licenses (the “Department”).

2) It is unlawful for any parking lot licensee to tow or immobilize anyone’s vehicle located in a licensed parking lot, or to allow anyone else to do so, without the vehicle owner’s express consent. (DRMC § 55-268(8)).

3) If a parking lot licensee tows or immobilizes a vehicle unlawfully, or allows another to do so, the Department may seek disciplinary action on the company’s parking lot license which may include a fine, suspension, or revocation.

4) A parking lot licensee may issue a private citation to a vehicle and any fee dispute is a civil matter between the vehicle owner and the parking lot licensee or the lot management company. Licensed parking lots are required to post relevant information about fees, charges, payment methods, hours of operation, varying rates, contact information, etc. (DRMC § 55-263).

5) Denver’s Right-of-Way Enforcement (ROWE), Denver Police Department (DPD), Denver Sheriff Department (DSD), and HC Parking Commission may enforce state and city laws and regulations as appropriate in licensed parking lots including issuing citations for parking law violations. An owner or designated employee of lots located in the downtown area may contact ROWE at 720-913-1600 between the hours of 7:30 a.m. and 6:00 p.m., Monday - Friday to seek city assistance with a violating vehicle. ROWE requires the licensed parking lot representative or owner to sign the citation, thus acknowledging city authorization to enforce on private property.

6) ROWE, DPD and DSD may also tow vehicles from licensed parking lots under specific circumstances as enumerated in D.R.M.C. § 54-811.

7) An apartment building which allows paid parking only for its residents and parking lots which are free of charge are not required to obtain a license and they may tow or immobilize vehicles subject to state and local laws. While Denver licenses and regulates parking lots, the State’s Public Utilities Commission licenses and regulates towing companies.