



Residential Rental Property License Program

On May 3, 2021, the Denver City Council passed a new ordinance called “Healthy Residential Rentals for All” requiring a Residential Rental Property license for any person to offer, provide, or operate a residential rental property in the City and County of Denver.

The goals of the Residential Rental Property license program are:

- Ensure the minimum housing standards of rental units are maintained for the welfare, safety, and health of those residing in them.
- Accurately track our city’s housing stock and rentals, including single-family homes, duplexes, townhomes, and condos being rented.
- Utilize contact information to share city resources with rental property owners and tenants and help strengthen landlord and tenant education and outreach.

This new license will be rolled out in four phases:

Phase 1: Starting Jan. 1, 2022, a copy of Denver Tenant Rights and Resources must be provided to the tenant by the owner or operator of residential rental property when the lease is signed and provided to the tenant, and if rent demand is served. This notice summarizes some of the rights and obligations of residential landlords and tenants in Denver.

Phase 2: All rental dwelling units can opt into early licensing and receive half off their application fee (from \$50 to \$25) starting in March 2022. Those opting into this phase will still need to obtain a passing inspection from a certified, private home inspector and to pay the license fee to receive their license, which is good for four years unless ownership changes.

Phase 3: Starting Jan. 1, 2023, a license will be required for anyone to offer, provide, or operate a residential rental property consisting of two or more rental dwelling units on a single parcel. For example, this would require a license for a single apartment building, an apartment complex, or a duplex where both units are rented. Also, in this phase, single units can still opt into early licensing and receive half off their application fee.

Phase 4: Starting Jan 1, 2024, a license will be required for any person to offer, provide, or operate a residential rental property consisting of a single rental dwelling unit on a single parcel. For example, this would require a license for a single-family home for rent or a triplex where one unit is for rent.

The program includes renter protections starting Jan. 1, 2022, that requires:

- Rental owners and operators to provide renters a written lease for all new tenancies exceeding 30 days
- Rental owners and operators to provide notice of tenant’s rights and resources at the time the written lease is provided and again if any rent demand is posted.

For more program info or to sign up for updates, please visit: [Residential Rental Property](http://www.denvergov.org/businesslicensing)