

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XIII.1.  
Meeting Date: 1/03/202**

**TO: Mayor Angelo and Members of Board of Trustees**  
**FROM: Victoria Simonsen, Town Administrator**  
**DATE: December 23, 2021**  
**ITEM: Discussion / Direction on Rental Licensing Program**

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ORDINANCE  
 MOTION / RESOLUTION  
 INFORMATION

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- I. **REQUEST OR ISSUE:** Trustee Miller requested that the Board of Trustees have a discussion on developing and implementing a rental licensing program for properties within the town that are rented to others.
- II. **RECOMMENDED ACTION / NEXT STEP:** Discuss and direct staff.
- III. **FISCAL IMPACTS:** None at this time. The development and implementation of a long-term rental licensing program would include administrative time and expenses as well as enforcement training and expenses. These figures would need to be calculated if the Board of Trustees directs staff to move forward at this time.
- IV. **BACKGROUND INFORMATION:** Trustee Miller has expressed concerns about the cost of rental properties in Lyons and the substandard conditions some renters are experiencing. She would like to discuss the possibility of the town implementing a licensing and inspection process for all rental properties within the town limits.

The Colorado Division of Housing (DOH) was created to improve the access of all Coloradans to decent, affordable housing. There are several initiatives, programs, and funding sources available through DOLA and their Division of Housing.

HUD handles complaints about housing discrimination, bad landlords in federal housing, and many other issues. For additional local resources, renters can also contact a housing counseling agency. See link below.

The article below states that there are four Colorado municipalities that have a rental licensing requirement, one of which is the City of Boulder. Longmont has postponed the discussion and implementation of a program until mid-2022.

- V. **LEGAL ISSUES:** Legal consultation would be needed if a program is pursued.

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** The major issue with the implementation of a licensing program are the human and financial resources needed to carry out such a program.

VII. **SUMMARY AND ALTERNATIVES:** The Board should discuss and direct staff.

**Attachments:**

1. Fair Housing Act <http://www.justice.gov/crt/about/hce/title8.php>
2. Colorado Tenant Rights <https://www.hud.gov/states/colorado/renting/tenantrights>
3. Longmont Times-Call Article <https://www.timescall.com/2021/09/15/longmont-city-council-postpones-discussion-of-possible-rental-housing-licensing-mandate/>