



FORT COLLINS RENTAL HOUSING MINIMUM REQUIREMENTS

EXTERIOR GENERAL:

- Building, sidewalks, outbuildings, and fences generally must be in good repair and free from hazards like damaged and loose building components.
- Yards must not have rodent, vermin, or insect infestation and be free from hazards such as open holes or broken sidewalks.
- Stairways must not have loose or broken steps and have handrails solidly attached.
- Decks and porches 30 inches above the ground must have guardrails that are solidly attached.
- Window wells within 3 feet of driveways or sidewalks must be protected with guardrails or grate covers.

INTERIOR GENERAL:

- Windows and doors must be capable of keeping wind and elements out.
- Insect screens are required on windows and doors used for ventilation from May to November.
- Entry doors are required to have locks for security; locks shall operate from inside without a key or special knowledge.
- Windows located within 6 feet of the ground are required to have locks for security.
- All floors, walls, stairs, doors and windows are to be maintained in good repair and free from decay or defective surfaces.
- All stairs must have handrails and guardrails installed and be solidly attached.
- All interior doors must be securely attached and open and close properly.
- All interior spaces must be free from rodents, vermin or insect infestation.
- All walking surfaces must be in generally good repair.

LIGHT:

- Every habitable space must have a window for natural light with a glazed area sized not less than 8% of the floor area of the room.
- In buildings containing 3 or more dwelling units, the common hallways and stairways must be provided with one 60-watt bulb per every 200 square feet.

VENTILATION:

- Every habitable space must have at least one openable window for natural ventilation sized not less than 4% of the floor area of the room.
- Every bathroom and toilet room must have an openable window to the exterior or have an exhaust fan, ducted to the exterior.
- Every clothes dryer must be exhausted to the exterior through independent ducts.

OCCUPANCY GENERAL:

- Dwelling units must be arranged to provide privacy from adjoining spaces.
- Every bedroom must have access to at least one water closet and lavatory without passing through another bedroom.
- Spaces used for food preparation must contain suitable space and equipment to store, prepare and serve food in a sanitary manner.

PLUMBING FACILITIES:

- Every dwelling unit must contain its own bathtub or shower, lavatory, water closet and kitchen sink, maintained in safe and sanitary condition.
- A kitchen sink must not be used as a substitute for the required lavatory.
- Toilet rooms and bathrooms must provide privacy.

- All plumbing fixtures must be maintained in a safe, sanitary and functional condition, free from obstructions, leaks and defects.
- All kitchen sinks, lavatories, laundry facilities, bathtubs and showers must have hot and cold running water.
- The water supply system must have sufficient volume and pressure for proper function of plumbing fixtures.
- Water heated to a temperature of not less than 110 degrees F must be provided.
- All plumbing fixtures must be connected to an approved sewer system without obstructions, leaks and defects.

MECHANICAL FACILITIES:

- Habitable spaces must have heat during the period from September 15 to May 15 and maintain a temperature of not less than 68 degrees F.
- All mechanical appliances must be properly installed and maintained in a safe working condition.
- All fuel-burning equipment and appliances, except for gas-cooking appliances, must be connected to an approved chimney or vent.
- All mechanical equipment must have an approved automatic safety fuel shutoff, an accessible manual fuel shutoff valve and a listed appliance fuel connector.
- Gas cooking appliances must not be used for space heating of any portion of a dwelling or guestroom, and portable fuel-burning appliances are prohibited.

ELECTRICAL FACILITIES:

- Dwelling units must have a three-wire, 120/240-volt electrical service having a rating of not less than 60 amperes.
- All electrical equipment, wiring and appliances must be properly installed and maintained in a safe and approved manner.
- Every habitable space in a dwelling must contain at least 2 separate and remote receptacle outlets.
- Every laundry area must contain at least 1 grounded receptacle or a receptacle protected with a ground fault circuit interrupter (GFCI).
- Every bathroom must contain at least 1 receptacle protected with a ground fault circuit interrupter (GFCI)
- Receptacle outlets installed in kitchens, garages, unfinished basements and exterior locations must be protected by ground fault circuit interrupters (GFCIs).
- Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room must contain at least 1 electric light fixture.
- Extensions cords must not be wired directly to permanent wiring or installed inside walls, through floors, under carpets or attached to trim or walls.

FIRE SAFETY REQUIREMENTS:

- All means of egress doors must be openable from the inside without the need for keys, special knowledge or effort.
- Every rental dwelling unit or guestroom must have access directly to the outside or to a public corridor which leads to an exterior exit.
- Required emergency escape and rescue opening shall be maintained in accordance with the code in effect at the time of construction.
- Smoke alarms (electric or battery operated) must be installed in each of the following areas:
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms
 - In each room used for sleeping purposes
 - In each story within a dwelling unit, including basements.
- Carbon monoxide detectors: Any single-family dwelling or dwelling unit in a multi-family dwelling used for rental purposes and that includes fuel-fired appliances or an attached garage, on or after July 1, 2009 shall be required to have carbon monoxide detectors installed. The location shall be on each level that has a lawful sleeping room and shall be located within 15 feet of the entrance to each sleeping room.



HOUSING STANDARDS MINIMUM REQUIREMENTS FAQs

How do the Fort Collins Rental Housing Standards affect me?

Rental housing standards, found in the adopted Structure and Premises Condition Code of the City of Fort Collins, (Rental Housing Code, 2021 International Property Maintenance Code (IPMC)) affect both renters and housing providers by providing basic minimum standards to make rental housing safe places to eat, live, sleep and play. Whether you live in or own a house, mobile home, townhouse, condominium, apartment, fraternity/sorority house, hotel, a boarding house, or any other livable facility, the City of Fort Collins regulates minimum requirements for shelter from the weather, light and ventilation, heating, sanitation, exits, and electrical, plumbing, heating and structural safety. The complete municipal code for rental housing is in Chapter 5, Article VI – Housing Standards at https://library.municode.com/co/fort_collins/codes/municipal_code.

If you feel a rental unit might not meet the City’s minimum requirements, we encourage you to contact us. Our goal is to create and maintain a safe living environment for all residents. To learn more or with questions, contact Rental Housing at rentalhousing@fcgov.com or (970) 416-2305.

What am I responsible for?

The owner or owner’s agent must provide safe rental housing and lodging which meets the basic minimum standards. Tenants are legally required to maintain the premises in a clean and sanitary manner, including regular disposal of indoor and outdoor trash.

Do tenants need to contact their property owner/management first if there is an issue?

The first place you should turn to if you are having issues with your home is the property management company or your property owner--whoever is your direct contact for the building. Please allow them a reasonable amount of time to respond and begin repairs. If it is an emergency, please contact your local fire department.

What about mold?

Mold in buildings can potentially present a significant health issue for building inhabitants. Environmental sampling for mold can help to determine the extent of the problem, the location of mold, and the scale of the remediation needed. However, sampling mold cannot be used to determine if a building is “safe” because there are no quantitative, health-based guidelines that describe “safe” levels for microbial exposure to mold. Additional information on mold issues is available from Larimer County Department of Health and Environment, <https://www.larimer.gov/health>. There are currently no regulations specifically addressing remedies for mold. If tenants suspect they are experiencing a health issue because of mold, they should consult with their property owner/property manager and a third-party resource.

Do tenants/owners have to pay for the rental inspection?

The rental inspection does not cost anything. If violations are found, there may be costs for permits and repairs.

Does the rental inspector look for unpermitted work?

The rental inspector will want to make sure work has been done properly to provide safe environments for everyone and to ensure owners that the work they paid for has been properly completed. Often work done without a permit can be completed incorrectly by contractors or unlicensed workers. The rental inspector will make note of work that was done without a permit that would have required a permit. Then you will be required to obtain the correct permits and have inspections completed on the work that has been performed.

What happens after the inspection?

After the inspection is completed, if there were violations the inspector will write a letter describing the violations and provide it to the property owner/management. This first letter typically gives 30 days to begin work or communicate progress and a plan for the corrections to be made. If no attempt at progress is made, then further steps will be taken by the City to ensure compliance is met.

Can a rental inspection get tenants out of a lease?

Having a rental inspection performed on a property does not get tenants out of a lease.

What if I have a rental agreement dispute?

City regulations address health, safety and welfare. The City is not involved with rental agreements. Compliance efforts do not relieve tenants of the obligations under their rental contracts. If there are disputes that could use mediation, the City of Fort Collins can provide mediation specialists. Visit <https://www.fcgov.com/mediation/> for information or contact them at mediation@fcgov.com, (970) 224-6022.

What if I want to renovate?

Renovations to rental housing usually require work to be completed by a City-licensed contractor. The owner of the property cannot obtain a homeowner affidavit because this is not their primary residence. Cosmetic changes are allowed to be made but almost all electrical, HVAC and structural work will require a building permit and inspection. For more information, visit <https://www.fcgov.com/building> or contact Building Services at buildingservices@fcgov.com, (970) 416-2740, or in person at 281 North College Avenue in Fort Collins.

Who can I talk to if I have questions about specific code requirements?

For questions about rental housing minimum standards, contact the Lead Rental Inspector at 970-657-9521 or rentalhousing@fcgov.com.

For questions about building codes, visit <https://www.fcgov.com/building> or contact Building Services at buildingservices@fcgov.com, (970) 416-2740, or in person at 281 North College Avenue in Fort Collins.