



Rental Disclosure Addendum

This is an important notice for tenants. Every person who rents or leases a dwelling unit within the city limits of Boulder, Colorado must be provided with information in accordance with the provisions of Boulder Revised Code, Section 12-2-4 (Ordinance 7158).

Occupancy Limits

1. The dwelling unit you will be renting or leasing is located at: _____ and has a legal occupancy of _____ people.
2. Under the current lease or rental agreement, the only people permitted to occupy the dwelling unit are: _____
3. City of Boulder laws permit a renter or lease holder to have a temporary house guest. However, if any guest becomes a resident of the apartment or dwelling unit, this may produce a violation of the legal occupancy limit and can result in criminal prosecution and fines of up to \$2,000.00 per day.

Noise Ordinances- A violation of any of these noise ordinances can result in criminal prosecution and a maximum fine of up to \$1,000.00 and 90 days in jail.

The city of Boulder has several ordinances that regulate noise. Violations of any of these ordinances can result in criminal prosecutions. The laws include:

1. Disruption of Quiet Enjoyment of the Home, Section 5-3-8, B.R.C. 1981. This focuses on individuals who engage in loud behavior that disrupts a neighbor who is in his/her own house. Fireworks are illegal and constitute a violation of this ordinance.
2. Unreasonable Noise, Section 5-6-1, B.R.C. 1981. This is a provision which can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 10:00 p.m.
3. Excessive Sound Levels, Section 5-6-2, B.R.C. 1981. This is based upon measuring sound levels with meters. Noise must not exceed 50 dBA between 11:00 p.m. and 7:00 a.m. in a residential zone. Late at night, the ambient or background noise level in most neighborhoods is approximately 35 dBA. A sound 15 decibels greater than the background noise (50 dBA), such as a loud stereo, will wake the average person from a deep sleep.

Other Ordinances: (Trash, Snow Removal, Fire Hazards & Weeds)

1. Trash Contract Required, Section 6-3-3(b), B.R.C. 1981. Every tenant, owner, manager, or operator of rental property is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash, including but not limited to the six day review service during semester transitions. You should understand the manner in which trash and recycling are to be dealt with at your rental unit.
2. Growth or Accumulation of Weeds Prohibited, Section 6-2-3, B.R.C. 1981. It is a violation to allow weeds to grow to a height greater than twelve (12) inches and tenants are responsible for all mowing, weeding, water and upkeep of lawns and city right of ways between the sidewalk and street.
3. Duty to keep sidewalks clear of Snow, Section 8-2-13, B.R.C. 1981. Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow by 9am every morning after snow accumulates.
4. Parking on (or blocking) sidewalk: is Prohibited, Section 7-6-13(13)(1), B.R.C. 1981. No vehicle may be stopped or parked on a sidewalk or within a sidewalk area. This prohibits parking in a driveway in a manner that blocks a sidewalk.
5. Fire Hazards: Indoor or upholstered furniture is not permitted outside and may result in fines from City of Boulder and/or agent/owner and may be removed at anytime without any notice. Tenants further understand that all debris, cigarette butts or trash must be cleaned on a weekly basis and that no exterior wires will be exposed to the outside nor barbecue grills, torch lights or other fire hazards under a covered porch. All units should be equipped with an operable fire extinguisher, working smoke alarms and there shall be no living in rooms without proper egress or exits in the event of fire. All personal items stored or stowed must be kept at least 4 feet from any furnace or hot water heater at all times.

I have read and understand these disclosures regarding local ordinances and potential consequences and understand that any violation of these city regulations shall constitute a violation of my lease and may be subject to eviction and or fines per my lease agreement, by the owner, agent, and/or by the City of Boulder. I further understand

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Owner	Date	Agent	Date

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