



STANDARD RENTAL LICENSING EXEMPTION AFFIDAVIT

Rental properties in Boulder must have a valid rental license issued by the City of Boulder and must abide the city’s rental licensing requirements prior to leasing any rental property, or room(s) within a property, to another person. (Section 10-3-2 of the Boulder Revised Code (B.R.C.) 1981). However, there are exemptions to this standard rental (30 days or more) requirement. If either of the situations outlined below are applicable, a property may be exempt from the city’s rental licensing requirement. **Short-term rentals are properties that are rented for less than 30 days at a time and are only allowed at the owner’s principal residence. All short-term rentals must be licensed before advertising the property for rental; there are no exemptions for short-term rentals.**

Relative-Occupied or Owner Occupied with Long Term Tenant

According to Section 10-3-2(b)(1), B.R.C. 1981, buildings that are occupied by the owner or members of the owner’s family who **are at least 21 years of age** and housing no more than two additional roomers who are unrelated to the owner or the owner’s family are exempt from the rental licensing requirement.

By signing below, I, _____ (Printed Name), attest that I am the owner of the property located at _____ (Address), that this property is occupied by me or one or more members of my family who **are at least 21 years of age** and houses no more than two additional roomers who are unrelated to me or my family, and, therefore, does not require a rental license. If I decide to rent this property at any time, pursuant to Section 10-3-2, B.R.C. 1981, I will notify the city’s Rental Licensing Program and take the necessary steps to obtain a rental license immediately.
Name of relative/resident or additional resident(s): _____

Relation to owner: _____

Temporary Rental of Owner’s Principal Residence

According to Section 10-3-2(b)(2), B.R.C. 1981, a dwelling unit that meets **all** of the following conditions is exempt from only the standard (30 days or more) rental licensing requirement:

- (a) The dwelling unit constitutes the owner's principal residence;
- (b) The dwelling unit is temporarily rented by the owner for a period of time no greater than 12 consecutive months during any two-year period;
- (c) The dwelling unit was occupied by the owner immediately prior to the temporary rental;
- (d) The owner of the dwelling unit is temporarily living outside of Boulder County; and
- (e) The owner intends to re-occupy the dwelling unit upon termination of the temporary rental period identified in subparagraph (b)(2)(B) of this section of the B.R.C.

By signing below, I, _____ (Printed Name), attest that I am the owner of the property located at _____ (Address), that it meets all of the requirements listed above, and, therefore, does not require a rental license. If I decide to rent this property beyond the conditions listed above, pursuant to Section 10-3-2, B.R.C. 1981, I will notify the city’s Rental Licensing Program and take the necessary steps to obtain a rental license immediately.

Date Range of Temporary Rental: _____

I acknowledge that this Affidavit is a “public record” and if I make a false entry or representation in this Affidavit, then I will commit a violation of section 5-5-9(a)(1), B.R.C. 1981. I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true, to the best of my knowledge.

Signature: _____ Date: _____

Owner Contact Information *Required

Name _____ Phone _____ Email _____

revised 4/2019