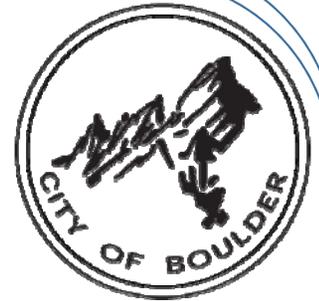


# Required Disclosure by Landlords

July 19, 2016

The ordinances that landlords are currently required to disclose, in writing, to residential tenants are:



- 5-3-11, “Nuisance Party Prohibited;”
- 5-6-6, “Fireworks;”
- Chapter 5-9, “Noise;”
- 6-2-3, “Growth or Accumulation of Weeds Prohibited;”
- 7-6-13(a)(1), concerning parking prohibited on sidewalks;
- 8-2-13, “Duty to Keep Sidewalks Clear of Snow;”
- 6-3-3(b), relating to the responsibility to maintain a valid contract with a commercial trash hauler;
- Notification that interest must be paid to tenants upon any security deposit collected pursuant to the provisions of sections 12-2-2, “Definitions,” and 12-2-7, “Interest Rate on Security Deposits; and
- Notification to tenants of the date and nature of law violations for which the owner, manager or operator has received written notice of violation pursuant to section 10-2.5-6, “Required Procedures Prior to Commencement of Public Nuisance Action.”

The proposed amendment will add the following ordinances to those that section 12-2-4 already requires be disclosed to residential tenants:



- 5-4-12, “Depositing Trash on Property in violation of Sign;”
- 5-4-16, “Outdoor Furniture Restrictions;”
- 6-3-12, “Bear-Resistant Containers Required;”
- 5-10-6, “Marijuana Odor Emissions;” and
- Paragraphs 6-14-13(a)(6) and 6-16-13(a)(4), prohibiting possession of more than six marijuana plants without a license;
- The ordinance further clarifies that the amendment does not change the legal rights of any landlord or tenant other than the landlord’s requirement to provide the written disclosure required by section 12-2-4.