



F4. Rent Control

A rent control system would regulate the levels of rent, or rent increases, permitted within the city. Rent control is currently illegal in Colorado.

Key Issues:

- In response to a 1980 citizen initiative in the City of Boulder which imposed rent control on existing buildings, the 1980 Colorado statute banned rent control (CRS 38-12-301). This statewide rent control ban ensured that, notwithstanding home rule authority, no city or county in Colorado would be able to institute a rent control measure.
- The city's Inclusionary Housing (IH) Program applies to rental projects, but due to current statute, as of August 2014, no IH affordable rental units have been provided on-site.
- Rent control is limited to rental housing stock.
- Enabling rent control would require a legislative change at the state level.

Background:

State statute, **HB10-1017**, enacted in 2010, serves to:

- Clarify that the rent control statute applies only to private residential property or private residential housing units.
- Clarify that nothing in the statute prohibits or restricts the right of a property owner and a public entity from voluntarily entering into an agreement that controls rent on a private residential housing unit or places a restriction on the deed to the property.
- Rent control through police power and regulation, such as inclusionary zoning, is prohibited.
- Rent control through a contract in return for some type of consideration is allowed.
- The other exemption from rent control by municipalities and counties is through a housing authority or a "similar agency" (affordable housing non-profits).

Implementation Options:

1. Consider initiating a community discussion regarding rent control.
2. Explore expanding use of the voluntary agreement.

Goals Addressed Through this Tool:

✓ **Strengthen Our Commitments**

✓ **Maintain the Middle**

Create Diverse Housing Choices in Every Neighborhood

Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place



Source: www.inkcinct.com.au, "Still in control", November 9, 2007. Illustration: Ditchy