



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?

The Fort Collins Rental Housing Standards, based on the 2021 International Property Maintenance Code, set minimum requirements to ensure all types of rental housing are safe and livable. These standards cover essentials like weather protection, lighting, heating, sanitation, and structural safety. You can view the full code in Chapter 5, Article VI – Housing Standards in Municipal Code of Fort Collins. If you feel a rental unit may not meet these requirements, we encourage you to contact us 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 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?

Tenants should first contact their property owner or management company directly to report any issues with the rental property and allow them a reasonable time to respond and make repairs. In case of an emergency, tenants should contact the local fire department.

What about mold?

Mold is not a violation under the International Property Maintenance Code, so the City of Fort Collins Rental Housing Department does not enforce mold-related issues. Tenants with mold concerns should contact their landlord and consult Colorado's Warranty of Habitability (WoH) laws for guidance.

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

No, the rental inspection is free. However, if violations are found, permit and repair costs may apply. For more info, visit fcgov.com/rentalhousing or contact rentalhousing@fcgov.com, (970) 416-2305.

Does the rental inspector look for unpermitted work?

The rental inspector will check for any unpermitted work to ensure it meets safety standards and was completed properly. If any completed work requiring a permit is identified, you will need to obtain the correct permits and have it inspected.

What happens after the inspection?

After the inspection, if any violations are found, the inspector will send a letter to the property owner or management detailing the issues. This letter usually allows 30 days to start work or share a plan for making the necessary corrections. If no progress is made, the City may issue a citation, or a new violation notice to ensure compliance.

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 focus on health, safety, and welfare but do not cover rental agreements. Compliance efforts do not exempt tenants from their rental contract obligations. If you have a rental agreement dispute, the City of Fort Collins offers mediation services. For more information, visit City of Fort Collins Mediation <https://www.fcgov.com/mediation/> or contact them at mediation@fcgov.com or (970) 224-6022.

What if I want to renovate?

If you want to renovate rental housing, most work must be done by a City-licensed contractor, as owners cannot obtain a homeowner affidavit for non-primary residences. While cosmetic changes like painting, replacing flooring or cabinets are allowed, most electrical, HVAC, and structural work will require a building permit and inspection. For more information, visit [fcgov.com/building](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.