LEASE DISCLOSURE ADDENDUM
CITY OF BOULDER

This is an important notice for tenants. Please read it carefully. Every person who rents or leases a dwelling unit within the city limits of Boulder, CO, must be provided with information in accordance with the provisions of Boulder Revised Code (B.R.C.), Section 12-2-4 (Ordinance 8122).

Written disclosures related to eviction legal representation and eviction rental assistance must be provided by the landlord to a tenant at the time the right to legal representation attaches as described under Section12-2-9(a).

To access tenant and landlord rights and responsibilities, please visit:
https://bouldercolorado.gov/community-mediation-and-resolution-center

For the landlord-tenant handbook, please visit:
https://bouldercolorado.gov/landlord-tenant-handbook

OCCUPANCY LIMITS

A. The dwelling unit you will be renting or leasing at the address of: 123 Main Street, Apt. A may be occupied by no more than FOUR unrelated persons.
B. Under the current lease or rental agreement, the only people permitted to occupy the dwelling unit are: THOSE NAMED IN LEASE.
C. The City of Boulder permits a renter or lease holder to have a temporary house guest. However, if any guest becomes a resident of the apartment or dwelling unit, and if this produces a violation of the legal occupancy limit, a criminal prosecution can result.
D. Violations of the occupancy laws of the City of Boulder can result in criminal prosecution and fines of up to $2,650.00 for each day in violation.

EVICTION LEGAL REPRESENTATION AND EVICTION RENTAL ASSISTANCE

The City of Boulder mandates that Boulder tenants have the right to legal representation in eviction and administrative proceedings where they face the loss of housing and the city also administers a rental assistance program to tenants faced with such proceedings. For more information and to access this program, visit: https://bouldercolorado.gov/epras or call 303-441-3414

Eviction Prevention and Rental Assistance Services B.R.C. Section 12-2-9

(a) Provision of Legal Representation and Rental Assistance. The City of Boulder shall establish, run, and fully fund a program to provide legal representation and/or rental assistance for all tenants within the city who face a covered proceeding.
(1) This legal representation is available to a tenant threatened with an action that may result in an eviction or a notice to quit, demand for compliance, or demand for possession pursuant to C.R.S. § 13-40-101, et seq., C.R.S. § 38-12-202, et. seq. or a notice of termination of Section 8 housing assistance, and shall last at least until such time as the notice to quit, demand for possession, or unlawful detainer

complaint is withdrawn, the case is dismissed, a final judgment in the matter is entered, or the Section 8 housing assistance termination proceedings are concluded. The legal representation may also include an action to suppress records of a prior eviction proceeding. The city manager may adopt criteria and standards related to the screening of clients, or otherwise, to provide legal representation in order to implement the requirements of this chapter.
(2) Written notification of this right to legal representation and how to access it must be provided by the landlord to a tenant along with the notice to quit or demand for compliance or possession pursuant to C.R.S. § 13-40-101, et seq., C.R.S. § 38-12-202, et. seq. or a notice of termination of Section 8 housing assistance. The notice must be in the same form as required by Section 12-2-4(a)(1)(I), B.R.C. 1981.

NOISE ORDINANCES

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

Disruption of Quiet Enjoyment of the Home, B.R.C. Section 5-9-5. This focuses on individuals who engage in loud behavior at any time of day that disrupts a neighbor who is in his or her own house. Unreasonable Noise, B.R.C. Section 5-9-6. This is a provision that can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 11 p.m. and before 7 a.m. It also includes prohibition of amplified music in residential zone that can be heard 200 feet away during the day (7a.m. - 11.p.m.) Also note that at night, between the hours of 11 p.m. and 7 a.m., while on public property within a residential district, no person shall yell, scream, shout, cheer, sing, or otherwise make noise with the human voice louder than that which is reasonably necessary for normal conversational speech.

Excessive Sound Levels, B.R.C. Section 5-9-3, B.R.C. This is based upon measuring sound levels with meters. Noise must not exceed 50 decibels (dBA) between 11 p.m. and 7 a.m. in a residential zone. A violation of any of these noise ordinances can result in criminal prosecution and a maximum fine of up to $2,650 and 90 days in jail.

FIREWORKS ORDINANCE
Fireworks, Section 5-6-6, B.R.C 1981. Except for police, military and certain other personnel described in Boulder's code, it is illegal for anyone to possess fireworks in any public or private place or to explode fireworks anywhere with the City of Boulder without first having obtained a permit.

NUISANCE PARTY ORDINANCE
Nuisance Party Prohibited, B.R.C. Section 5-3-11. A nuisance party is a gathering at which one of a number of violations of Boulder's code provisions occurs. These include the unlawful consumption of alcohol, the unlawful provision of alcohol to minors, property damage, littering, fighting, obstruction of traffic, or the generation of excessive noise.

A nuisance party is also any party at which an open keg of beer is located in the front yard setback, on the front porch, or in any side yard, of a property. Any person convicted of holding a nuisance party can be criminally prosecuted and sentenced to a fine of up to $2,650 and 90 days in jail.

BEAR CONTAINERS, TRASH, DUMPING, FURNITURE, WEEDS AND SNOW REMOVAL ORDINANCES

Bear–Resistant Containers Required, B.R.C. Section 6-3-12. Residents south of Sumac and west of Broadway must store trash and compost in bear-resistant containers, enclosures and/or dumpsters, or keep trash and compost securely stored within a structure at all times until the moment of pick-up. Do not overfill containers, and ensure the lids are secure and locked. Contact the waste hauler to repair or replace any trash or compost container that is not remaining locked.

Accumulation of Trash, Recyclables, and Compostables Prohibited, B.R.C. Section 6-3-3 (a). Owners, occupants, managers, operators, and employees ("Parties") are responsible for maintaining the exterior cleanliness of any and all properties and their adjacent right of ways including: single family dwellings, multi-family dwellings, private clubs, and commercial or industrial establishments.

Parties must prevent the accumulation of trash, recyclables, and compostables that are visible to the public. Any accumulation must be removed frequently enough that it causes no putrid odors. Remove or repair broken or damaged windows. Exception: Tenants whose lease specifies the landlord is responsible for maintenance of the dwelling; tenants should report broken or damaged windows to their landlord. Parties must not allow any more than three newspapers or other periodicals to remain lying visible to the public more than 24 hours after delivery.

Trash Contract Required, B.R.C. Section 6-3-3 (b).
Every property owner is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash. Tenants should understand the manner in which trash and recycling are to be dealt with at their rental unit.

Illegal Dumping, B.R.C. Section 5-4-12.
No person shall deposit any trash, refuse, garbage, furniture, or rubble in any dumpster or on any property (i.e. furniture etc.) without the express consent of the owner or person in control of the property.

Outdoor Furniture Restricted, B.R.C. Section 5-4-16.
Residents of the University Hill neighborhood may not place, use, keep, store, or maintain any upholstered furniture or mattress not intended for outdoor use in any outside areas of the property.

Growth or Accumulation of Weeds Prohibited, B.R.C. Section 6-2-3.
It is a violation to allow weeds and/or grass to grow to a height greater than twelve (12) inches.

Duty to Keep Sidewalks Clear of Snow, B.R.C. Section 8-2-13.
Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow.

If the city finds a violation of any provision of these sections, the city, after issuance of a Notice of Agency Action, and an opportunity for a hearing under procedures prescribed by B.R.C. Chapter 1-3,, may impose a civil penalty according to the following schedule:
(1) For a first violation of the provision, $100.00;
(2) For a second violation of the same provision, $250.00;
(3) For a third and subsequent violation of the same provision, $500.00; and
(4) The hearing officer may adjust the penalty or assign participation in the city restorative justice program based on the evidence presented at a hearing. The occupant (renter), agent, or owner may request a hearing within ten days of the date listed on the Notice of Agency Action by filing a request online. DO NOT PAY THE FINE UNTIL AFTER THE DISPOSITION OF THE HEARING.

PARKING ON (BLOCKING) SIDEWALK
Parking on a sidewalk Prohibited, B.R.C. Section 7-6-13 (a)(1). 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.

MARIJUANA

Marijuana Odor Emissions, B.R.C. Section 5-10-6.
No person, tenant, occupant, or property owner shall permit the emission of marijuana odor from any source to result in detectable odors that interfere with the reasonable and comfortable use and enjoyment of another's property.

Marijuana Prohibited Acts, B.R.C. Sections 6-14-13(a) and 6-16-13 (a)
It is prohibited to possess more than six (6) marijuana plants without a marijuana business license (includes caregivers, home grows regardless). The six plant limit applies regardless of what doctor referral paperwork says they need to treat their condition. Marijuana extractions with butane or other volatile chemicals could result in a felony charge due to the possibility of serious injury when the process explodes. SADLER COMPANY LEASES PROHIBIT TENANTS FROM GROWING MARIJUANA ANYWHERE ON THE PROPERTY.

INTEREST DUE ON SECURITY DEPOSITS
Interest Rates on Security Deposits, B.R.C. Sections 12-2-2 and 12-2-7.
Interest must be paid to tenants on any security deposit for residential leases. See: https://bouldercolorado.gov/news/interest-rate-tenant-security-deposit-decreases-2026

ACKNOWLEDGMENT: The undersigned Tenant(s) acknowledge that any violation of any federal, state or local regulation, law or ordinance, including, but not limited to those referenced in the Lease Disclosure Addendum, by persons at the leased premises can expose the Landlord to substantial penalty and loss and substantially endanger the property of the Landlord. Consequently, all Tenants hereby acknowledge that any violation of any federal, state or local regulation, law, or ordinance by any person at the premises shall constitute a Substantial Violation of the terms of the lease, as defined by C.R.S. 13-40-107.5 and entitle the Landlord to possession of the premises, following a three-day Notice to Quit. All Tenants shall abide by all federal, state and local regulations, laws and ordinances, including, but not limited to those referenced in this Addendum and shall cause any other person at the premises to do the same. Each Tenant hereby indemnifies and shall hold the Landlord harmless from any and all liability, fines, penalties, losses, and damages associated with any violation of any regulation, law, or ordinance by any Tenant or other person at the property, during the term of lease. Tenant also hereby indemnifies and shall hold the Landlord harmless from any and all liability, fines, penalties, losses, and damages associated with any claimed violation of any regulation, law, or ordinance by the Landlord, during the term of lease, if such violation is in any way related to the behavior, residency, or presence of any person at the premises, other than the Landlord, including, but not limited to, claims that the Landlord failed to reasonably supervise, screen or remove any Tenant or other person at the premises. This obligation to indemnify and hold harmless shall be joint and several between all Tenants, shall inure to the benefit of any successor in interest or assignee of the Landlord, and shall include any cost and attorney fees of Landlord in defending such claims or enforcing this Addendum.

I have read and understand these disclosures and potential consequences including that if I violate these city regulations my tenancy can be terminated and I can be subject to eviction and legal action may be taken against me by the landlord. This is to be signed by every tenant, other than minor children living with a supervising parent or other custodian.

Tenant	Date
Tenant	Date
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Tenant	Date
Tenant	Date