FAQ’s on housing rentals in the City of Golden

**How many students/individuals can live together in a rental unit in Golden?** The City of Golden zoning regulations allow no more than four unrelated individuals to reside together in a dwelling unit.

**What if the home has six bedrooms?** Regardless of the size of the dwelling unit or the number of bedrooms, no more than four unrelated individuals may reside together in a dwelling unit. Property owners and apartment buildings can be more restrictive than the city’s requirements, but not less restrictive and allow more persons in the unit.

**How will the City know?** The City is most often informed of the violation from surrounding neighbors who are impacted by the increase of people, vehicles, and noise complaints at the rental property. Additionally, many of the neighborhoods are within a permit parking zone. In order to receive permits, a valid lease showing no more than four renters are living in a property and vehicle registration information is required. (Visit cityofgolden.net/ParkingPermits for more info)

**How does the City enforce this policy?** When the City is notified of a violation an investigation begins. The property owner is notified of the complaint and we work together with the owner to ensure compliance. If a violation is found, the property owner must remove renters from the property as needed. If the property is not brought into compliance, the owner will be cited and fined for the violation, with court action as a last resort.