Smart Neighboring Tips

- **Introduce yourself, meet your neighbors.** A simple “hello” goes a long way. This is the first step in building a good relationship. If your neighbor knows your name, major, hometown, etc, they will start to see you as the unique individual you are...and not “just another student.”
- **Keep neighbors informed.** Contact your neighbors before undertaking something that might affect them...like hosting a big party, building a fence, or getting a dog.
- **Be aware of neighborhood expectations and City ordinances.** Know local laws, HOA covenants, and general expectations of the neighborhood to make your stay more pleasant.
- **Be aware of differences.** Age, faith, ethnic background, and family status can drastically affect how one goes about their daily life. Be aware of the differences between you and your neighbors.
- **Ask how you can help.** Neighborly gestures contribute to a positive and welcoming neighborhood for all!
- **Be candid.** If your neighbors do something that bothers you, let them know as soon as possible. If you cannot work out a fair compromise to your dispute, take advantage of free and confidential mediation services offered by the City of Fort Collins Community Mediation Program (970-224-6022).
- **Occupancy Limit.** In Fort Collins, there is an occupancy limit stating no more than 3 unrelated individuals, owning or renting, may reside in a dwelling unit. On January 1st, 2007, the code changed to a civil offense, thus lowering the burden of proof. Over 100 occupancy investigations were filed since then. If a property is found in violation, over-occupying tenants may have to vacate the property within a week, and if compliance is still not met, a citation may be given to the owner and/or tenants for up to $1,000 per day. Don’t forget that visitors who spend the night more than 30 days in a calendar year may be considered occupants and could put your house in violation. For more information, visit fcgov.com/neighborhoodservices/3-unrelated.php.

**Contact Us**

- **Alcohol & Drug Education Prevention Services**
  970-491-1702
- **City’s Neighborhood Services**
  fcgov.com/neighborhoodservices
  970-224-6046
- **Fire Safety**
  poudre-fire.org
- **City’s Nuisance Hotline**
  970-416-2200
- **Off-Campus Student Services**
  ocssral.colostate.edu
  970-419-2248

**Dear Residents,**

Welcome to Fort Collins! This is a great place to live, and we care about creating a neighborhood environment that is respectful of everyone.

During the Community Welcome, teams of neighbors, students, police officers, City, and CSU staff distribute information in neighborhood areas to help residents better understand local ordinances.

The City of Fort Collins and Colorado State University are working together to develop good relations between long-term residents and students. Everyone can help in this effort by getting to know your neighbors and respecting local laws. **Have a great year!**

**Sponsors**

- ASCSU
- City of Fort Collins Neighborhood Services
- Colorado Apartment Association
- Fort Collins Police Services
- Greek Life
- Off-Campus Student Services
- Parents’ Fund
- Housing & Dining Services
- Vice President for Student Affairs
**Pets - Leash Law**

226-3647 Larimer Humane Society's Animal Control
(After 6:30pm, call Police non-emergency number 221-6540)

If you own a cat or dog, you are required to keep your animal on a leash or confined to your own property at all times. You are also responsible for picking up all animal waste. Animal control will issue citations for animals off leash and failure to pick-up after pets.

**Trash**

416-2200 Nuisance Hotline

Trash, sofas, appliances, car parts, and other junked items are considered health and safety hazards. If your trash is not in a trash can, the City may write a ticket or have the items removed at your expense. Your trash container can only be out 12 hours before and 12 hours after pickup.

**Weeds**

416-2200 Nuisance Hotline

Weeds and grass on your property can be up to six inches tall. If your yard is growing out of control, you may receive a violation notice. Keep your yard neat and avoid tickets.

**Snow Removal**

416-2200 Nuisance Hotline

Whether you own or rent, you are responsible for clearing snow and ice off the sidewalks adjacent to your property within 24 hours of a snowfall. You will be billed if the City hires someone to remove the snow and this can be very expensive. You may need an ice-melt material to make sidewalks safe for pedestrians.

**Sofas**

416-2200 Nuisance Hotline

Do you have a couch on your porch? The City of Fort Collins restricts all upholstered furniture in outdoor spaces. This includes all furniture that is visible to neighbors and passers-by. If you are found to be in violation, you will receive a letter giving you seven days to remove the furniture. If the furniture is not removed, a ticket can be issued resulting in a fine of up to $1000.

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**Being A Good Neighbor**

Fort Collins is known for its friendliness and small town warmth. Take pride in where you live! Get to know your neighbors and the City ordinances.

**Parties**

221-6540 Fort Collins Police (non-emergency number)

Be sure that your party does not disturb someone else. Fort Collins has diverse neighborhoods that include families, working professionals, senior citizens, and students operating on different schedules. If the police are contacted about excessive noise, under-aged drinking, public urination, or littering from a party, they will disperse the party and issue citations to the residents of the property. If your party gets out of control, you can call police and ask for assistance.

**Noise**

221-6540 Fort Collins Police Services (non-emergency number)

How much noise is too much? If a neighbor can stand on the edge of their property line and hear noise from your house, it is too loud. The responding police officer has the discretion to decide if the noise coming from your property is unreasonable. They can issue a ticket with a fine of up to $1000 per resident for the first offense. Note: A noise violation constitutes a misdemeanor offense!!! When applying for jobs or schools, applicants may be required to report if they have ever been convicted of a misdemeanor.

**Parking**

221-6540 Fort Collins Police Services

It is neighborly to leave places for residents to park in front of their own home. It is illegal to park backwards on a city street, block a driveway or park on a front lawn. If your car is parked on the street for more than 48 hours in the same place, it may be ticketed and towed at your expense.
Multiple Property Violations
The Public Nuisance Ordinance (PNO) is a tool for dealing with chronic problem properties. If a house is ticketed for multiple nuisance issues including trash, weeds or over-occupancy, the result is a citation letter to the tenants as well as the property owner. PNO is triggered when a property receives two citations (of the same type) in six months, three citations in one year, or five citations in two years.

The PNO ordinance encourages property owners to correct existing problems and take responsibility for tenants’ behavior. For more information call 970-224-6046.

Thinking of Graduating?
Colorado passed a riot law in 2002. If you attend a party and are convicted of engaging in riotous behavior, the minimum penalty is automatic suspension for at least 12 months from all universities supported by the State of Colorado. If a party gets out of hand, go home before the police arrive!

Nuisance Gathering Ordinance
This ordinance was passed to address the impacts of parties on neighboring properties. Examples of these impacts could include trash and litter, public urination, and vandalism. This ordinance makes it a misdemeanor criminal offense to the responsible party (the gathering host, not necessarily the people actually littering or vandalizing) when these types of nuisances occur on neighboring private or public property. A conviction carries up to a $1000 fine and there is a possibility of jail or community service hours. Additionally, you could be assessed the costs of cleanup/repairs to any damage of neighboring property and well as costs of police and fire overtime.

Alcohol
- In Colorado, it is illegal to possess, consume or purchase alcohol if you are under the age of 21.
- Fort Collins has a strict open container law which applies to everyone, even people 21 and older. Walking around with an open beer on a sidewalk or in a public place could earn you a ticket.
- It is illegal to sell alcohol without a license; this includes selling cups at a keg party.

Noise
- Noise is the 2nd most common citizen complaint in Fort Collins. If a police officer determines the noise from your party is unreasonable, a citation can be issued, and your household may be fined $1000 per person for the first offense.
- If convicted, a noise violation constitutes a misdemeanor offense.

Guests
As a host, you are responsible for the behavior of your guests, and their actions even if you do not know them, especially if you have provided alcohol at your party. The most common party-related offenses include:
- Providing alcohol to a minor
- Selling alcohol without a license
- Urinating in public
- Littering
- DUI Fine
- Disorderly conduct
- Engaging in a riot

HOW TO THROW A GREAT PARTY... and not have the cops show up
Colorado State University and the City of Fort Collins have become partners in trying to minimize the impact of off-campus parties on neighbors. In addition to fines, all noise citations which involve CSU students are forwarded from Fort Collins Police Services to the CSU Conflict Resolution and Student Conduct Services Office (CRSCS). These students are required to participate in a Party Partners class. During the class students:

- Review local ordinances with Fort Collins Police Officers
- Consider the impact their party may have had on others
- Discuss ways to host more responsible parties

Off-campus tickets received by CSU students (i.e. open container, MIP, bodily waste, disorderly conduct) are also forwarded to the CRSCS office on campus. For more information call 970-491-7165.

### Ways To Attract Police Attention

- Belligerent behavior
- Loud music and talking
- Underage drinkers
- People leaving your party with open containers
- People urinating in neighbors’ yards
- People overflowing into the streets
- Illegal parking

### Party Tips

- **Notify your neighbors of your party plans.** Tell them they can contact your sober monitor if they have problems with your party and give them the monitor’s phone number. Also, realize that the neighbors do not have to put up with loud noise just because you told them you were having a party.

- **Designate a non-drinking monitor** to control music volume, access to the party, outside disturbances, etc. Have the sober monitor talk with police or any neighbor who calls or comes over.

- **Keep the size of your party** in line with the capacity of your house, including the bathroom. Remember, you cannot use your neighbors yards and the streets for overflow or bathrooms.

- **Control access to your party.** Keep out “randoms” – they are only there to drink your beer. They do not know you or care if you receive a ticket for noise or alcohol violations.

- **Be cooperative** with police, neighbors, and others who come to discuss problems they have with the party. This may circumvent multiple citations.

- **Call RamRide at 970-491-3333** for a safe, nonjudgemental ride home. Rides are provided free of charge to CSU students on Friday and Saturday nights from 10 p.m. to 3 a.m., except during school holidays or during the summer.

- **Clean up party trash from your party** that’s in your yard, your neighbors’ yards and in the street. Your neighbors may be more tolerant of the next party if they know the trash will be removed.

- **Pick up a FREE Party Pack** at Off-Campus Student Services (main level, LSC). Party packs include water for sober hosts, a trash bag for easy party clean-up, fliers with contact information to inform your neighbors of the party, and other fun items to help you host a fun and responsible gathering.

Call the police at 970-221-6540 if your party gets out of hand. If you call the police to help shut down your party before neighbors call with noise complaints, you are less likely to get a ticket.