



CITY OF LARAMIE  
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## **Rental Housing Registration/License Fact Sheet**

The ordinance can be found in [Laramie Municipal Code 8.80](#). More information is available on our website at [www.cityoflaramie.org/rentalhousing](http://www.cityoflaramie.org/rentalhousing).

Frequently asked questions:

### **Reasons for Rental Housing Registration/License:**

Question: Why is the City requiring a rental housing registration/license?

Answer: The purpose of the municipal code requirement is to ensure rental homes meet minimum habitability standards in order to safeguard health, property and wellbeing of the owners, occupants and users of rental housing. Owners of rental property will be registered and licensed once they determine their property meets the habitability standards.

Question: Why haven't I heard about this until now? Where was this advertised?

Answer: The City Council has been discussing rental housing for the last two years in a series of public meetings, including work sessions and three readings of the ordinance in 2021. Notice of each meeting was published in the local newspaper and online.

### **Timeline:**

Question: When is the rental housing registration/license required and enforceable?

Answer: The rental housing registration and licensing period opened on April 1, 2022, and becomes enforceable by complaint on January 1, 2023. More information available at [www.cityoflaramie.org/rentalhousing](http://www.cityoflaramie.org/rentalhousing).

Question: If someone buys a property for their children to live in while they attend school, does the property need to be registered?

Answer: If a rental agreement is in place for the dwelling unit, then rental housing registration/licensing is required. Please reference Laramie Municipal Code § 8.80.020.

Question: Do Airbnb units require rental housing registration/licensing?

Answer: No, according to Laramie Municipal Code § 8.80.020, transient lodging does not require registration/licensing.

Question: If the owner lives in the residence, but leaves for the summer, is registration/licensing required?

Answer: If a rental agreement exists, registration/licensing is required.

Question: If the owner lives in the residence but lets a friend stay in the home for a period of time is registration/licensing required?

Answer: If a rental agreement exists, registration/licensing is required.

Question: What protections are there for the landlords?

Answer: The ordinance was not meant to bring undue burden to landlords but, rather, to establish minimum habitability standards for purposes of general health, safety and property protection.

Question: What if a property owner has scheduled work to bring a rental unit into compliance with the habitability standards but is unable to complete the work by the enforcement date of January 1, 2023?

Answer: Owners can submit their application for registration/licensure, with a notation about the scheduled work. The City will hold the application until such time as the owner updates the application and attests that the property meets the habitability standards clearing the way for the registration/license to be issued. On January 1, 2023, the city will begin enforcing the rental housing code requirements by complaint.

Question: What if a tenant files a complaint but the landlord is unable to complete work to bring the rental unit into compliance with the habitability requirement(s) within the ten days allowed under LMC 8.8.040.G?

Answer: The municipal code allows the City to take into account the circumstances and work with property owners working toward compliance with the habitability standards in the ordinance, such as when:

- (i) *Repairs are needed to remedy the lack of essential services or correct any situation of immediate danger. Upon making this determination, the city manager shall fix a deadline for completing the repairs that is reasonable in the circumstances and is within forty-eight hours or at the city manager's discretion from issuance of the notice and order. However, if the city manager determines that the repairs cannot be completed within forty-eight hours, the owner or owner's agent shall, within forty-eight hours, submit a compliance schedule acceptable to the city; or*
- (ii) *The necessary repairs of non-essential services cannot be completed within the ten-day period. If the city manager makes such a determination, the owner or owner's agent shall submit a compliance schedule acceptable to the city within ten days.*

Question: What actions can a landlord take if they need to move a renter's property to complete a repair?

Answer: The rental agreement between the parties would typically govern this situation. The City will neither interfere with nor enforce a rental agreement among private parties.

**Enforcement:**

Question: Who oversees enforcement?

Answer: The City will administer and enforce as provided for by law.

Question: Will the City inspect rental properties?

Answer: If a complaint is filed asserting a rental property does not meet the minimum habitability standards, a City representative may seek to validate/invalidate the complaint.

*LMC 8.80.040.F. F. Complaint Inspection and Right of Entry.*

1. *When it may be necessary to inspect to enforce the provisions of the City Rental Housing Code, the city manager may enter the building or premises at reasonable times to inspect, provided that if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the city manager shall first make a reasonable effort to locate the owner, the owner's agent, or other person having charge or control of the building or premises and request entry. If entry is refused by the owner, the city manager shall have recourse to every remedy provided by law to secure entry. If entry is refused by the tenant, the complaint may be dismissed, and the case closed.*

2. *Inspection shall be limited to the matter of the complaint except when the city manager or any other city official may observe any imminent danger under the building codes requiring immediate action.*

Question: What recourse does a tenant have prior to the City accepting complaints on January 1, 2023?

Answer: Wyoming State Statute, Article 12, provides direction regarding tenant disputes. See <https://law.justia.com/codes/wyoming/2013/title-1/chapter-21/article-12/>.

Question: Am I grandfathered in?

Answer: No, the ordinance does not have a provision for grandfathering properties.