

# Rams Around the Fort

PRESENTED BY:

CSU'S OFF-CAMPUS LIFE &

CITY OF FORT COLLINS NEIGHBORHOOD AND POLICE SERVICES

1

## Off-Campus Life

OCL provides a number of resources and support for CSU students!

Resources include:

- Off-campus housing
- City laws and ordinances
- Being a good neighbor and building positive neighbor relationships
- Community involvement
- Party Smart
  - Want to have people over? We can provide tips for doing so safely and in a way that won't result in noise complaints or citations.
- RamRide
  - RamRide operates Thursdays from 10pm-2am, Friday and Saturday nights from 10pm-3am.
  - You can now download the RamRide app to request your free ride!

2

## Take your time before you sign!

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There's a lot to consider when thinking about signing a lease to move off-campus

We encourage taking some time before signing a lease...

Did you know... in the state of Colorado, you legally do not have any time to back out of a lease after you have signed, without consequences!

- The lease will tell you how much it costs to break a lease. Some leases have penalties as low as \$500 and some are up to 6 months' rent. Some can even be as much as 12 months' rent!

Other considerations:

- What roommates do you want to live with? Are your friends from the residence halls likely to be good and reliable off-campus roommates?
- Do you want to study abroad next year? Look for a 6 month lease instead of 12 months, or consider staying on campus, where there may be more flexibility with lease time
- Before you sign a lease, take it to Student Legal Services—have them review your lease with you so you understand all the legal jargon and make sure everything looks good.

3

## What does being a good neighbor mean to you?

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In considering where you live now or where you lived before this, what does being a good neighbor look like to you?

What are some actions you can take to be a good neighbor?

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## Meet your neighbors!

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If neighbors know each other, know a little about each other's history, they are significantly more likely to deal with issues face to face, rather than involving a third party like Fort Collins Police!

It's important that you meet your neighbors as soon as you move in, and continue to build that relationship. Exchange contact information with them.

Tell your neighbor a bit about yourself, your roommates, your pets, and your interests!

- From there, say hi when you see your neighbor and encourage them to reach out to you if they have concerns
- If you only interact with your neighbors when you're planning to throw a party or need something from them, they might be less invested in working with you! Do yourself a favor and build that relationship early.

5

## Help a Neighbor Out: Shovel Their Snow!

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Did you know...we have a snow ordinance here in Fort Collins that requires residents to shovel the sidewalk after a snow storm?

- In the City of Fort Collins, residents have 24 hours to shovel the sidewalk after it stops snowing
- This is applicable if you live in a single family house, townhome, duplex – this is normally not applicable for large apartment complexes (which typically will pay someone to come out and shovel)
- This is safety related! A lot of folks are using the sidewalk and they need to be able to use those sidewalks safely

6

## Snow Ordinance cont.

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What do you think happens if you don't shovel your sidewalk within 24 hours?

- There's no fine, but there's a financial component; if you don't shovel within 24 hours, the city will send a private contractor out for you to shovel and they will give you the bill
- These contractors are expensive—as much as \$63 for 10 minutes of shoveling.

Are you planning to leave Fort Collins for fall break, winter break, or spring break? The city still requires you to shovel your sidewalk even when you're out of town.

- This is another great reason to get to know your neighbor, introduce yourself, and offer to shovel their sidewalk when you're in town for classes. You can ask them to shovel your sidewalk when you're out of town for break, so you don't come home to a private contractor bill

7

## Furniture: Keep it in your house!

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If the furniture is built to be indoors, keep it indoors. It doesn't become "outdoor furniture" just because it's outside.

You can't have a sofa on your front porch, front lawn, or on your roof

If you want outdoor furniture, it has to be built for outdoors, like wicker or metal

Why do you think the city cares if you put furniture outside or not?

- It's about neighborhood livability, sightlines, preventing furniture being built up outside, which can lead to other things being built up like trash
- In addition, rodents/pests can burrow inside sofas, so having furniture out there invites them to your property!

8

## Fort Collins is a great place to live!

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When you first started considering CSU, did you think that Fort Collins looks like a cool town to live in?

Fort Collins is consistently ranked one of the best places to live in the country

Last year, Fort Collins was rated the best place to go to college and stay as a community member.

Three years ago, we were rated as the most satisfied city, with 97% of our residents being satisfied to live here.

According to the Smithsonian, we're currently the most innovative city in the country, due mostly to green energy

This isn't an accident! We have some city codes and ordinances that preserve our status as one of the best places to live.

9

## Have you heard of the U+2 ordinance?

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U+2 states that 3 unrelated individuals can live in a dwelling, regardless of the number of bedrooms.

There are some exceptions:

- Some apartment complexes have 4- and 5-bedroom apartments that are allowed to house 4 and five people
- Fraternity and sorority houses have been zoned to be overoccupied
- There's about 40 houses that are zoned to be overoccupied; you can find a list of these houses/apartment complexes on the Off Campus Life website

10

## More about U+2

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What do you think are the biggest giveaways to a neighbor that there are more than three people living in a house?

- Cars, noise, trash

If a neighbor complains, an investigation will be launched on a house

- If it's found that you're in violation, you have 20 days to come into compliance
- 98% come into compliance within the given timeframe and are not issued citations
  - If you don't take care of it within 20 days, the city takes it very seriously. Fines can be as high as \$1000 per person, per day that you're in violation.

The city doesn't want to issue a citation--they want folks to come into compliance!

11

## Noise in Fort Collins

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Did you know... Fort Collins' noise ordinance is in effect 24 hours a day, 7 days a week!

- Officers consider whether noise is reasonable for the given time and circumstance, not based on a specific time of day/night

Factors used to determine if noise is unreasonable include:

- The time of day
  - For example, the noise from mowing your lawn at 3:00pm is reasonable, but not so much at 3:00am!
- The type of noise
  - Music, screaming/yelling, sports, etc. all have different impacts
- The distance the noise travels
- The type of neighborhood you're in
  - Apartments, long-term residents, single-family homes, etc.

12

## What if my party gets too loud?

A citation for Unreasonable Noise can be as much as \$1000 per resident!

- This fine can get reduced based on residents' cooperation and the circumstances of the incident.
- If police respond to your gathering, working with them to clear it out will likely have a more positive outcome when you go to court.

Party Registration is here to help.

- Registration is offered through both Off-Campus Life and the City of Fort Collins.
- You can register a party for any night of the week, but you have to register the Thursday before your party
- To get started, connect with Off-Campus Life.
  - OCL staff will take down info about party (address, phone numbers, etc.) and send info to Fort Collins Police Dispatch
  - On the night of your party, if there's a noise complaint, Dispatch will have record of your party registration
  - They will call you and tell you there has been a noise complaint; from there, you have 20 minutes to shut down. If there are no more complaints, you're good! If you don't shut down or get loud again, you may receive a citation.

13

**PARTY REGISTRATION**  
**PARTY SMART**  
REGISTER AT OFF-CAMPUS LIFE BY THURSDAY AT 5 PM

AVOID  
A \$1,000+  
NOISE CITATION

OVER 5,000 PARTIES  
REGISTERED  
SINCE 2009

**98%**  
CITATION FREE

OFF-CAMPUS LIFE  
COLORADO STATE UNIVERSITY

PARTYSMART.COLOSTATE.EDU

City of Fort Collins

**RIDE SMART**  
**RAMRIDE**  
DOWNLOAD THE APP

30,000+  
PATRONS/YEAR

THU: 10 PM - 2 AM, FRI & SAT: 10 PM - 3 AM

OFF-CAMPUS LIFE  
COLORADO STATE UNIVERSITY

RAMRIDE.COLOSTATE.EDU

14

## What if it's more than noise?

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### Nuisance Gathering Ordinance

- Noise + problems (such as trash, public urination) on or off private property.
- Are underage people drinking at your party? That may also constitute a nuisance gathering
- The minimum fine is \$500, plus financial responsibility for any property damage that occurs

### Rioting

- A group of 3 or more people + property damage
- Usually, the crowd encourages the property damage behavior and contributes to the situation
- You can be cited for watching a riot (because you're contributing), so your best bet is always to leave if you see a riot situation about to happen.

15

## Party Precautions

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If your party starts getting out of control, call the police for an assist

- Fort Collins Police non-emergency number: 970-221-6540

Officers will respond and assist you in breaking up the party, if you are proactive about calling

Keep in mind they'll ask ALL guests to go home—they're not your bouncers 😊

Non-emergency police phone number: 970-419-3273

16

## Public Nuisance Ordinance

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The Public Nuisance Ordinance in Fort Collins holds property owners accountable for certain standards

Violations follow property, not tenants!

If violations exceed the following, the city may take action against the property owner:

- 2 of the same violations in 6 months
- 3 of any kind of violation in 1 year
- 5 of any kind of violation in two years

You may be curious about a property's record before moving in! Call Fort Collins Neighborhood Services at 970-224-6046 to check in.

17

## What about weed?

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Recreational marijuana became legal in Colorado as of January 2014

Some things to note:

- Recreational marijuana is only legal for those for are 21 and over
- Regardless of your age, no marijuana product is allowed on CSU's campus
  - CSU is a federally funded institution, so we have to follow federal law
- If you do choose to consume marijuana, you have to do it inside your private residence, out of public view
- But check your lease; some landlords will restrict what kind of products, if any, are allowed on the property

18

## City and University Connection

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Behaviors off campus will follow you to campus!

- If you violate the Student Code of Conduct while you're off campus, not only will you possibly be held accountable through the court system, but also through our conduct system

Why do you think CSU cares about your behaviors off campus?

- As community members, we represent CSU all the time AND CSU cares that we represent the institution and each other proudly
- It's another touch point for CSU to get in contact with students who may need extra support. If a student is choosing to participate in unsafe or illegal behavior to relieve stress or to cope with something that's going on, CSU can provide resources for them to be more successful

19

## Moving forward...

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What are some ways you are a good neighbor now?

How can you be a good neighbor in the future?

As we mentioned before, Fort Collins is rated as one of the best cities to live in

- We encourage you to take advantage of all the great amenities Fort Collins has, including parks, our downtown area, and our festivals
- You are a part of both the CSU and Fort Collins community!

20

## CSU and Community Resources

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### CSU Off-Campus Life

- 970-491-2248

### The Fort Collins Police Services non-emergency line

- 970-221-6540

### City of Fort Collins Neighborhood Services

- 970-224-6046

### Student Resolution Center

- 970-491-7165